

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 18, 2014
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Ashley Miller at ashley.miller@townoffarragut.org or call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of minutes – November 20, 2014**
- 3. Discussion and public hearing on a final plat for Phase II of the Split Rail Farm Subdivision, Parcel 141, Tax Map 98.01, 38 Lots, 13.20 Acres (SRF Holdings, LLC, Applicant)**
- 4. Discussion and public hearing on a site plan for parking lot modifications at the Farragut Village at 609 N. Campbell Station Road, 4.96 Acres (Barry Byrd Architecture, Applicant)**
- 5. Discussion and public hearing on a site plan for drainage modifications associated with Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, southwest corner of Kingston Pike and Chaho Road, 1.37 Acres (Bill Hodges, Applicant)**
- 6. Discussion and public hearing on a site plan for the Farragut Apartments, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 32.31 Acres (GBS Engineering/Mark Bialik, Applicant)**
- 7. Discussion and public hearing on a request to rezone Parcel 115.01 and a part of Parcel 116.01, Tax Map 130 and Parcels 96 and 96.01, Tax Map 142 from R-2 and R-4 and Floodplain District to R-6 and Floodplain District (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)**
- 8. Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan**
- 9. Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XXVI., Planned Commercial Development District**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

(PCD), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan

10. Public hearing on proposed locations for new utilities

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 20, 2014

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Honken, Alderman
Ed Whiting, Secretary
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Ralph McGill, Mayor
Annette Brun

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

CITIZEN FORUM

There will be a joint workshop with the planning commissioners and the Board of Mayor and Alderman on Thursday, December 11, 2014 from 5:30 – 6 p.m. There will be a representative from the Tennessee Department of Environment and Conservation and they will provide an overview of the stormwater ordinance and revisions.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the October 16, 2014 minutes as submitted. Commissioner Myers seconded the motion and the motion passed 5-0-2 with Commissioners Honken and Whiting abstaining because they were absent.

ELECTION OF OFFICERS

Commissioner Whiting nominated Rita Holladay as Chairman. Commissioner Dick seconded the motion and the nomination passed with a 7-0 vote.

Commissioner Whiting nominated Ed St. Clair as Vice-Chairman. Commissioner Myers seconded the motion and the nomination passed with a 7-0 vote.

Commissioner Myers nominated Ed Whiting as Secretary. Commissioner St. Clair seconded the motion and the nomination passed with a 7-0 vote.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE BRIDGEMORE SUBDIVISION, PARCEL 25.04, TAX MAP 152, 40 LOTS, 28.51 ACRES (Placemakers Development Partnership, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please complete all field related items, including sidewalks and provisions for acceptable site stabilization;
2. Please obtain all signatures;
3. Please provide a 2-year irrevocable letter of credit for \$70,000 for the maintenance of streets, pedestrian facilities, and drainage; and
4. Please complete all required landscaping and provide a 2-year landscape maintenance irrevocable letter of credit for \$7,500.

Commissioner Honken moved to approve the final plat for Phase II of the Bridgemore Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, 820 N. CAMPBELL STATION ROAD, 31.94 ACRES (GBS Engineering, Applicant)

The concept plan was discussed for information purposes only. No motion was made due to this being a concept plan.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR OUTDOOR SEATING AT THE BAD DADDY'S BURGER BAR, 11683 PARKSIDE DRIVE (GBS Engineering/Mark Bialik, Applicant)

Staff recommended approval subject to any new exterior lighting meeting the Town's Outdoor Site Lighting requirements provided for in the zoning ordinance.

Commissioner Honken moved to approve a site plan for outdoor seating at the Bad Daddy's Burger Bar subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE HONEST-1 AUTO CARE CENTER, 150 N. CAMPBELL STATION ROAD, .62 ACRES (Randolph Architecture, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please number the site plan sheets (1 of..., 2 of ..., etc.);
2. Please modify the building materials so that the addition is brick to match the existing building. Staff does not support use of the material proposed on the addition;
3. Lot coverage calculations differ on pages CVR and C1.02, both pages should reflect the same lot coverage percentage;
4. Please provide details for the dumpster enclosure and enclosure doors;
5. Please provide clarification on what is proposed for the exterior lighting. The front elevation on page A4.01 notes that the existing lights are to be removed. However, on page A4.02 it notes that the lights on the front elevation are to remain. Please note that any exterior lighting that is being added or modified must comply with the Town's Outdoor Site Lighting requirements and such compliance demonstrated with fixture details and isofootcandle verifications in the site plan submittal;
6. Please follow the existing curb line on the east end of the property. There is no reason to have the striped out space;
7. Please substitute the Otto Luyken Laurel with a native shrub such as Henry's Garnet Sweetspire (Itea) that will be more tolerant of local weather extremes. Staff would also suggest using native flowers, such as Black Eyed Susan's or coneflower, in lieu of coral drift rose (again, due to better tolerance of local conditions);
8. Please leave an opening in the landscaping for the sidewalk connection from the parking lot to the sidewalk along N. Campbell Station Road;
9. Please remove any signage from the site plan submittal. This is a separate application and review for both the building mounted sign and the re-facing of the existing monument sign. Based on the building mounted sign that was shown on these plans it would greatly exceed the maximum size permitted and would not be allowed;
10. Please submit irrevocable letter of credit for erosion control for \$3000; and
11. Since grading is proposed near a floodplain please show the silt fence as being wire backed.

Commissioner Myers moved to approve a site plan for the Honest-1 Auto Care Center subject to removing item #2 and #6 to remain. Commissioner Honken seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A STORAGE BUILDING ADDITION AT THE TOWN OF FARRAGUT PUBLIC WORKS SITE, 731 FRETZ ROAD, 12.32 ACRES (Town of Farragut, Applicant)

Staff recommended approval of the storage building.

Commissioner Honken moved to approve a site plan for a storage building subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 115.01 AND 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142 FROM R-2 AND R-4 TO R-6 (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A RECOMMENDATION FOR THE BOARD OF MAYOR AND ALDERMEN TO ADOPT, BY ORDINANCE, THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-15.

Commissioner Honken moved to approve Resolution PC-14-15 subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), AS IT RELATES TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-14.

Commissioner Honken moved to approve Resolution PC-14-14 subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVII. TOWN CENTER DISTRICT (TCD), N. 6., TO REMOVE THE MINIMUM DEVELOPMENT SIZE

Staff recommended approval of Resolution PC-14-16.

Commissioner Honken moved to approve Resolution PC-14-16 subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 6-0-1 with Commissioner Whiting abstaining.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:28 p.m.

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for Phase II of the Split Rail Farm Subdivision, Parcel 141, Tax Map 98.01, 38 Lots, 13.20 Acres (SRF Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: At the planning commission meeting in June the concept plan and preliminary plat were approved for the Split Rail Farm Subdivision off Everett Road. Since that time the applicant has been working to complete the public improvements provided for on the preliminary plat. A final plat for Phase I was approved in August. This plat encompassed 37.6 of the 50.8 acres associated with the Split Rail Subdivision and established all of the required open space and created 26 dwelling unit lots.

The final plat for Unit 2 includes the remaining 13.2 acres and will plat 38 dwelling unit lots. Included in your packet are the revised final plat and the staffs' comments on the initial plat that was submitted.

RECOMMENDATION: The staff will make a recommendation at the meeting based on the applicant's revisions to the initial comments that were provided.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, the undersigned, do hereby certify that I am the owner of the property shown and described herein as evidenced in instrument number 201411040025236, County Register's Office, and that I have hereby adopted this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, ponds, and other open space to public or private use as noted.

Date: SRF HOLDINGS, LLC

CERTIFICATE OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division Date:

CERTIFICATE FOR STREET APPROVAL
I certify that streets, sidewalks, and other required improvements have been installed in accordance with the Knox County Uniform Street Naming & Addressing System Ordinance, and that a security bond in the amount of \$2,000 has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date: _____
Town Engineer: _____
Election No.: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled SPLIT RAIL FARM have been installed in accordance with current local and state government requirements.

Date: _____
Name, Title, and Agency of Authorized Approving Agent: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I hereby certify that it has been certified to us that the sewer system outlined or indicated on the final subdivision plat entitled SPLIT RAIL FARM have been installed in accordance with current local and state government requirements.

Date: _____
Name, Title, and Agency of Authorized Approving Agent: _____

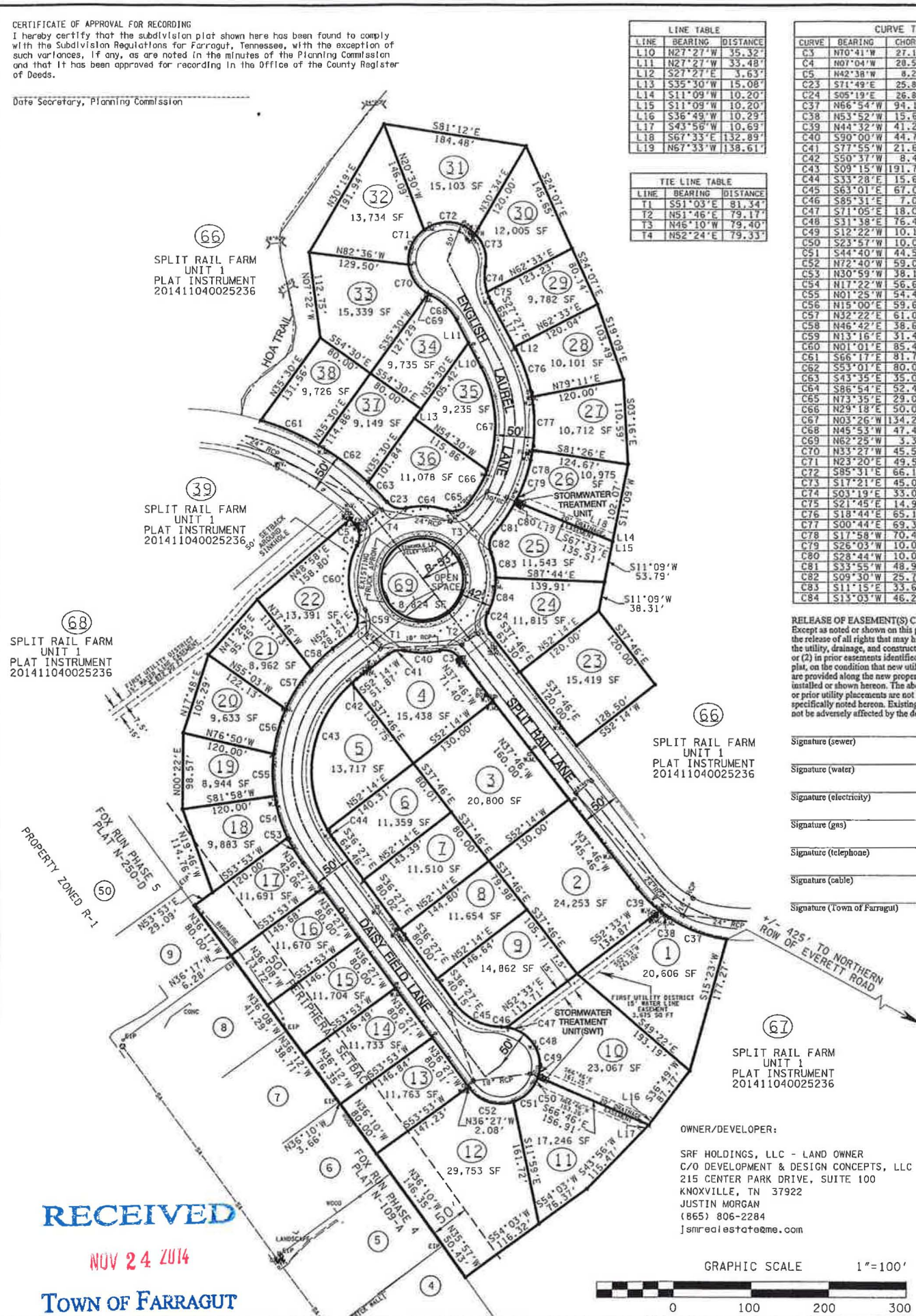
CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY
This is to certify that every lot within this subdivision has available to it a source for the services identified by a signature below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date: _____
Name, Title, and Agency of Authorized Approving Agent: _____

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date: 11-21-14
Registered Surveyor: Garrett Mitchell Tucker

NOTES:
1) EXISTING MONUMENTS RECOVERED AS SHOWN. ALL OTHERS SET BY ROG&A.
2) A 10' DRAINAGE AND OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROADS. 5' EACH SIDE OF INTERIOR LOT LINES.
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED INTO THE TRAFFIC CIRCLE.
5) LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
6) PER THE APPROVED CONCEPT PLAN AND PRELIMINARY PLAT, ALL WALKING TRAILS (EXCLUDING THOSE NOT-PAVED TRAILS THAT ARE SOLELY TO BE MAINTAINED BY THE HOA) SHALL HAVE A 20-FOOT EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE PUBLIC WALKING TRAILS.
7) PUBLIC PEDESTRIAN CONNECTIONS TO BE PROVIDED AS SHOWN WITH SIDEWALKS ALONG THE PUBLIC ROADWAYS THROUGH THE SUBDIVISION, AND PUBLIC GREENWAY TRAILS ON LOTS 66, 67, & 76. HOA TRAILS WILL BE PRIVATE FACILITIES NOT CONSTRUCTED TO THE TOWN OF FARRAGUT MINIMUM STANDARDS. MAINTENANCE OF THE HOA TRAILS WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION INCLUDING MONTHLY EVALUATION, REMOVING ENCROACHING VEGETATION, MOWING, MAPS & SIGNS, TRASH & LITTER REMOVAL, FLOOD DAMAGE REPAIRS, PATCHING, MINOR GRADING, PLANTING, PRUNING, AND GENERAL LANDSCAPING.
8) THE TOTAL ACREAGE OF THE DEVELOPMENT IS 50.00 ACRES.
TOTAL OPEN SPACE = 17.83 ACRES = 35.10%
OPEN SPACE LOTS ARE:
LOT 3 - 0.24 AC
LOT 66 - 10.31 AC
LOT 70 - 4402 SQ FT
LOT 67 - 3.09 AC
LOT 71 - 1256 SQ FT
LOT 68 - 1.36 AC
LOT 72 - 1.39 AC
LOT 73 - 0.61 AC
9) TREE PROTECTIVE FENCING WILL BE REQUIRED AROUND TREES, THE SINKHOLE, OR OTHER AREAS REQUIRED BY THE TOWN OF FARRAGUT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10) BUILDING SETBACKS:
PERMANENT: 50 FEET
FRONT: 20 FEET (IF GARAGE ENTRANCE IS IN FRONT = 30 FEET)
REAR: 25 FEET
SIDE: 10 FEET
MAXIMUM BUILDING COVERAGE: 6,482 sq ft
MAXIMUM LOT COVERAGE: 9,076 sq ft
11) NO DISTURBANCE ALLOWED WITHIN THE SINKHOLE ON LOT 69 EXCEPT FOR VARIANCE GRANTED BY BOARD OF ZONING APPEALS FOR 5-FOOT TRUCK APRON AROUND INSIDE OF ROUNDABOUT.
12) BASED ON FEMA FLOOD INSURANCE RATE MAP 47093C0239F EFFECTIVE DATE MAY 2, 2007 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
13) LOT 69 WAS INCLUDED IN SPLIT RAIL FARM - UNIT 1 AND IS NOT A PART OF THIS PLAT.
14) THIS PLAT IS SUBJECT TO THAT CERTAIN RESIDENTIAL SUBDIVISION DEVELOPMENT CONTRACT OF RECORD IN THE KNOX COUNTY TENNESSEE REGISTER OF DEEDS AS INSTRUMENT NUMBER 201411030025126.
15) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE FUTURE DEVELOPMENT AREA INTO UNIT 2 SPLIT RAIL FARM SUBDIVISION.
16) GAS IS NOT AVAILABLE AT THIS TIME.



LOCATION MAP N.T.S.

LEGEND

CLT MAP: 141
PARCEL: 98.01
DEED INSTR.: 201309030015292
PROPERTY ZONED: R1 & OSR
TOTAL AREA: 13.20 ACRES
TOTAL NUMBER OF LOTS: 38
TOTAL DWELLING UNITS: 38

SEALED BY

ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

FINAL PLAT OF
SPLIT RAIL FARM - UNIT 2

DIST NO.: FIVE KNOX CO., TN.	SCALE 1" = 100'	DRAWN BY GMT/DED
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 10-01-14	PROJECT NUMBER 14056	

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

November 20, 2014

Mr. Justin Morgan
SRF Holdings, LLC.,
215 Center Park Drive
Knoxville, TN 37922
jsmrealestate@me.com

**SUBJECT: STAFF COMMENTS ON FINAL PLAT FOR PHASE II OF THE SPLIT
RAIL FARM SUBDIVISION**

Dear Mr. Morgan:

The Town staff has reviewed the above referenced final plat for compliance with the Town's regulations. Please address the following items and submit two (2) full size copies and one (1) 11x17 reduced set to the Farragut Town Hall by **Monday, December 8, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

- 1) Please include the purpose of the plat in a numbered plat note;
- 2) All field items/corrections must be satisfactorily completed before the final plat will be ready for final signatures and recording;
- 3) Please add to the plat the note (Note #17) that was added to the final plat for Unit I and that references the instrument number related to the Subdivision Development Contract;
- 4) Please remove Note #9 as it is not relevant to this phase;
- 5) Is gas now available?
- 6) Please include the Release of Easements Certificate;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

- 7) Please complete all items on staff's punchlist, including stabilization of all disturbed areas;
- 8) Please provide verification from engineer that stormwater treatment units are complete and operating as intended. How are these units to be maintained? This needs to be addressed for the entire subdivision; and
- 9) Please submit irrevocable letter of credit for completion of roadway surface for \$28,000.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl W. Smith, P.E.
Town Engineer

Pc: Garry Tucker (Robert Campbell and Associates - gtucker@rgc-a.com)

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for parking lot modifications at Farragut Village, 609 N. Campbell Station Road, 4.96 Acres (Barry Byrd Architecture, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to modify some of the existing parking area at the Farragut Village development (the Mellow Mushroom development) located at the corner of N. Campbell Station Road and Grigsby Chapel Road.

DISCUSSION: The requested modifications to the existing parking lot are an effort to address limited convenient parking at the development and create a better flow for vehicular and pedestrian traffic.

The modifications, as proposed, will provide for 22 additional parking spaces. Staff has provided initial comments which may result in a few of the proposed parking spaces being eliminated. Additionally, the modifications incorporate a center element into the parking lot in an effort to create additional visual interest.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted for staff review.

RECOMMENDATION: The staff will review the revised site plan and make a recommendation at the meeting.

FARRAGUT VILLAGE PARKING RENOVATION



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500



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Project Name:
FV2014

Drawn By:
RAS

Revisions:

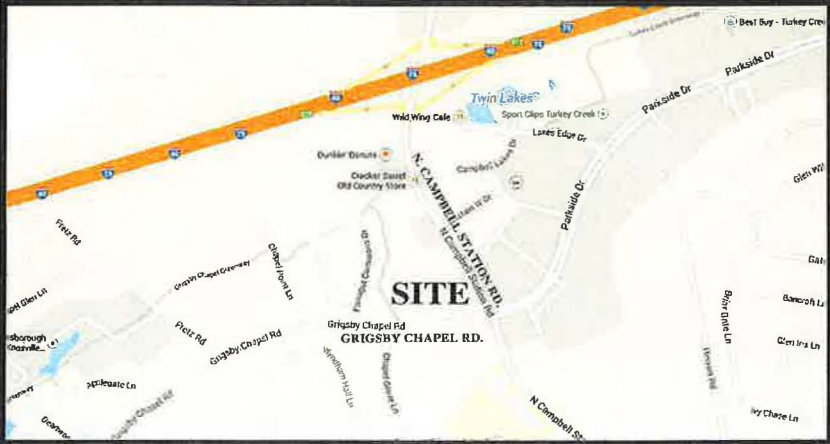
No.	DATE	DESCRIPTION

Project Title:

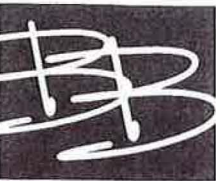
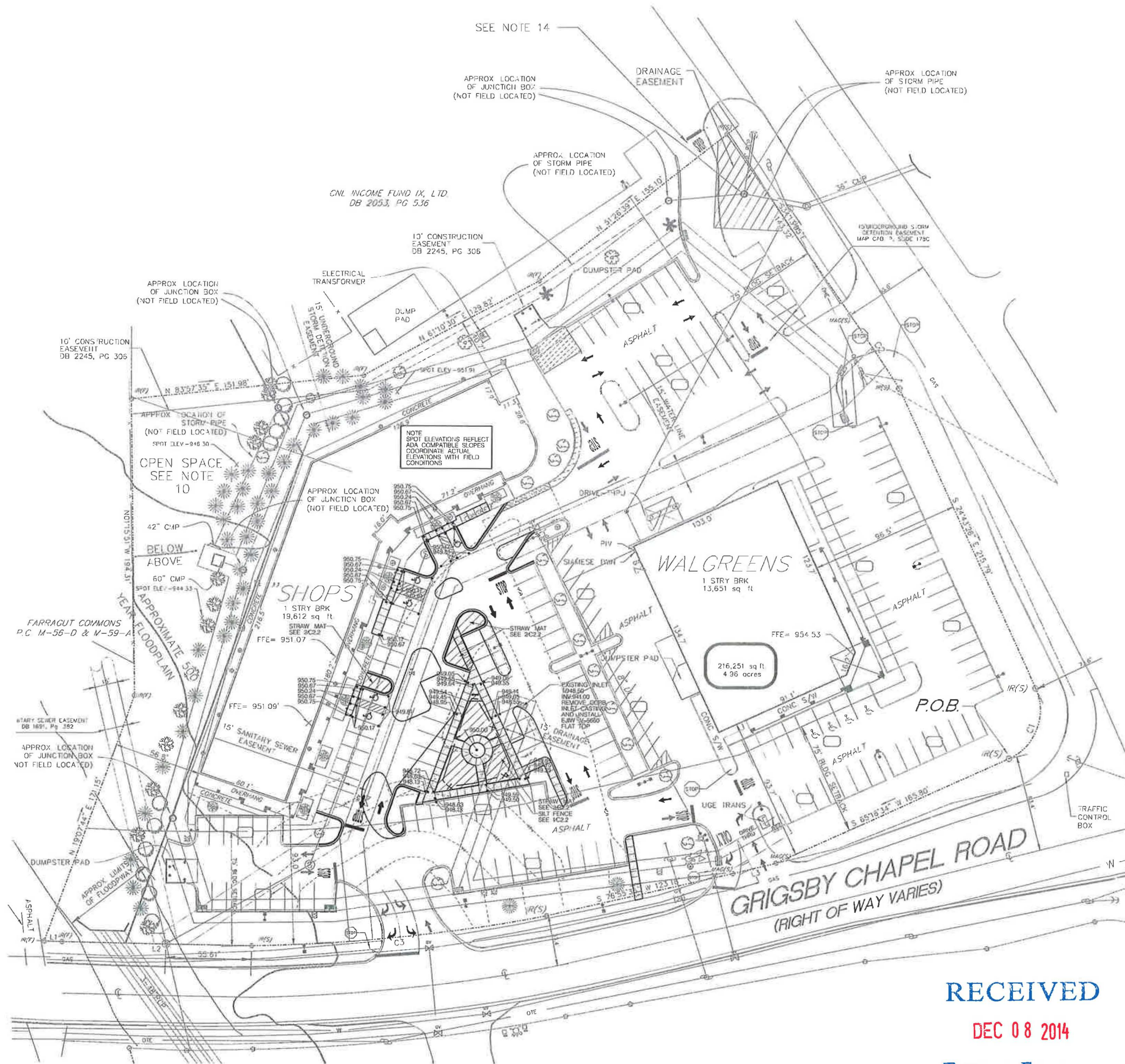
**FARRAGUT
VILLAGE
PARKING
RENOVATION**

Location:
Farragut, TN
Sheet Contents:
Cover Sheet

Date:
December 8, 2014
Sheet Number:
1 of 9

DRAWING LIST		PROJECT INFORMATION	
1 of 9	COVER SHEET	609 N. CAMPBELL STATION ROAD	
2 of 9	SITE DEMOLITION PLAN	OWNER/DEVELOPER:	Sam Mishu M&M Development 11235 West Point Drive Knoxville, TN 37934 (865) 675-0022 phone (865) 675-0030 fax
3 of 9	SITE LAYOUT PLAN	ARCHITECT:	Barry Byrd Barry Byrd Architecture 5421 Fountain Rd. Knoxville, TN 37918 (865) 687-6500 phone (865) 688-8037 fax
4 of 9	SITE GRADING PLAN	CIVIL ENGINEER:	William Robinson Will Robinson & Associates 131 Brentwood Dr. Oak Ridge, TN 37830 (865) 386-4200 phone (877) 663-2233 fax
5 of 9	SITE DETAILS - 1	ELECTRICAL ENGINEER:	Brian Asbury Engineering Services Group 900 East Hill Avenue, Suite 350 Knoxville, TN 37915 (865) 522-0393 phone (865) 522-0166 fax
6 of 9	SITE DETAILS - 2	LOCATION MAP 	
7 of 9	ELECTRICAL SITE PLAN		
8 of 9	ELECTRICAL PHOTOMETRIC PLAN		
9 of 9	ELECTRICAL LEGEND, DETAILS, SCHEDULES & SPECIFICATIONS		

RECEIVED
DEC 08 2014
TOWN OF FARRAGUT



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500



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Project Name:
FV2014
Drawn By:

Revisions:		
No	DATE	DESCRIPTION

Project Title:
PARKING IMPROVEMENTS FOR:

**FARRAGUT
VILLAGE
PARKING
RENOVATION**

Location:
Farragut, TN
Sheet Contents:
**Site Grading
Plan**

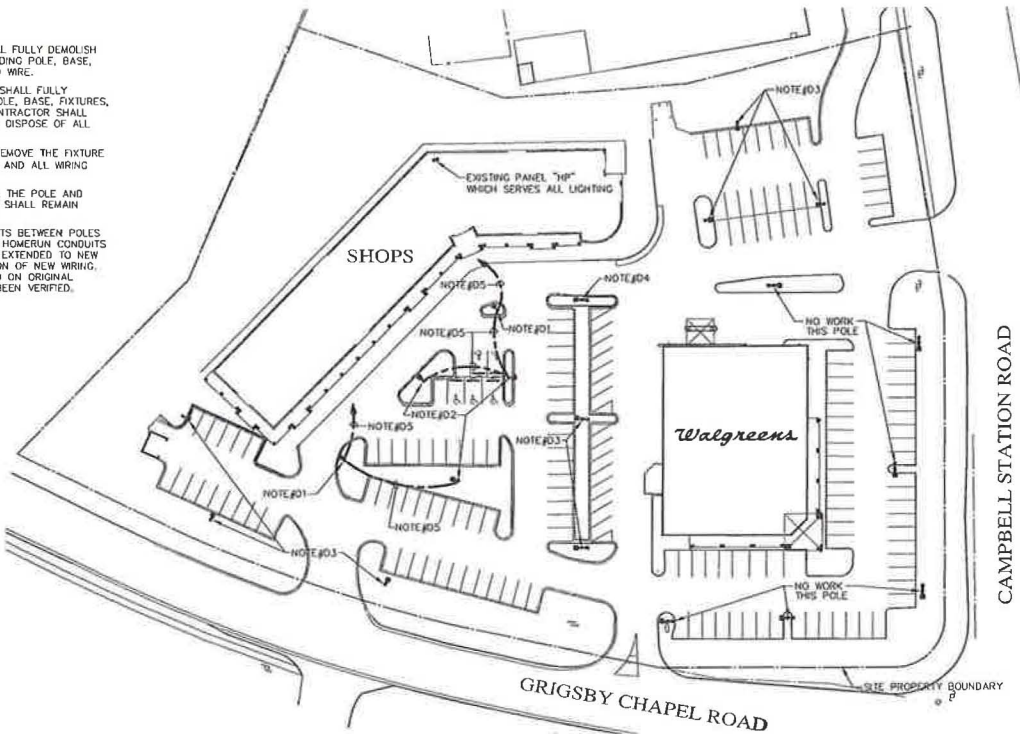
Date:
Dec. 8, 2014
Sheet Number:
C1.3 PAGE 4 OF 9

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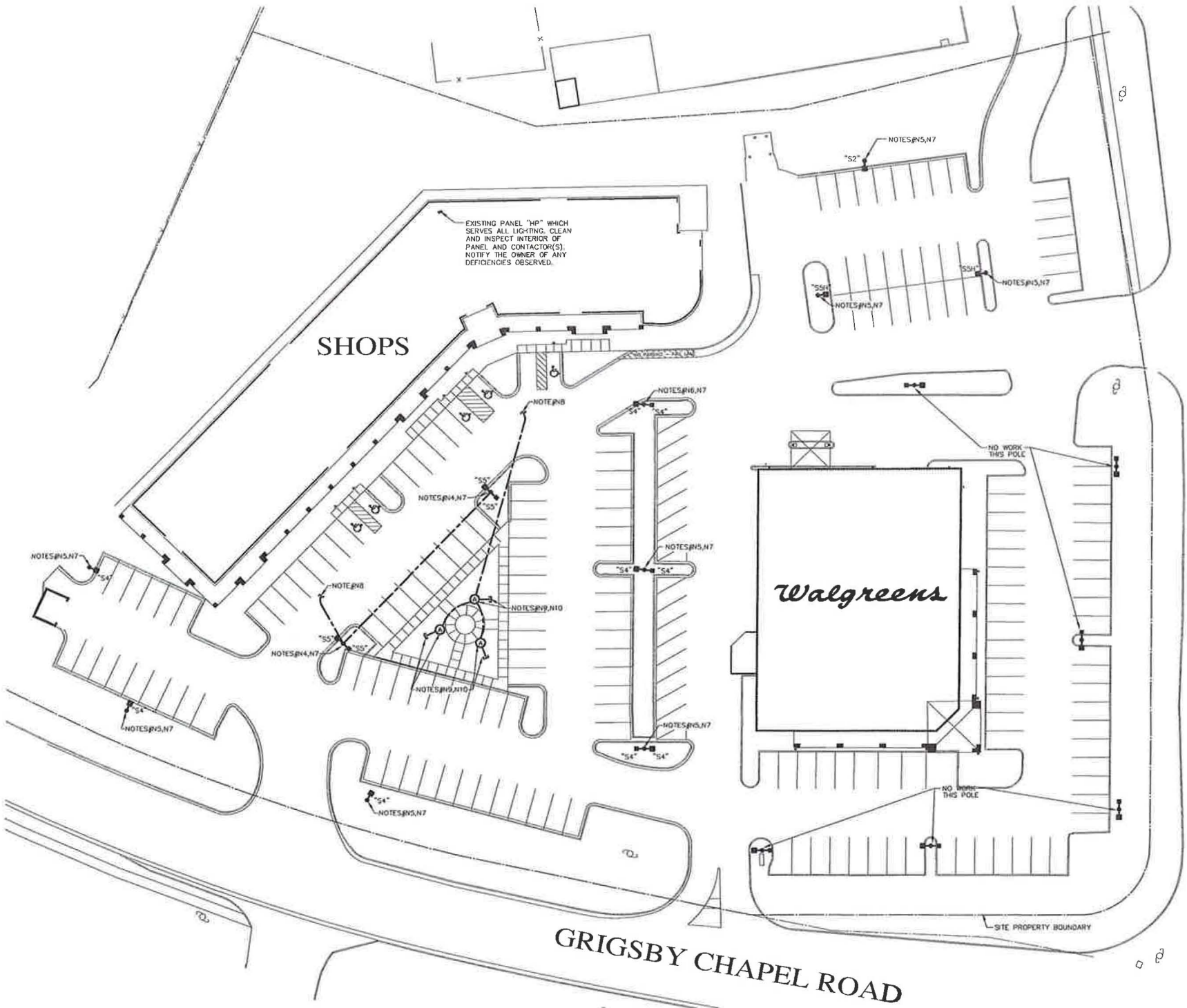
DEC 08 2014

TOWN OF FARRAGUT

- DEMOLITION NOTES:
- DEMOLISH AND DISPOSE: CONTRACTOR SHALL FULLY DEMOLISH AND DISPOSE OF THE EXISTING POLE, INCLUDING POLE, BASE, FIXTURES, AND UNDERGROUND CONDUIT AND WIRE.
 - DEMOLISH AND RETAIN POLE: CONTRACTOR SHALL FULLY DEMOLISH THE EXISTING POLE, INCLUDING POLE, BASE, FIXTURES, AND UNDERGROUND CONDUIT AND WIRE. CONTRACTOR SHALL RETAIN THE POLE FOR REINSTALLATION AND DISPOSE OF ALL OTHER COMPONENTS.
 - REMOVE HEAD ONLY: CONTRACTOR SHALL REMOVE THE FIXTURE HEAD(S) FROM THE POLE. THE POLE, BASE, AND ALL WIRING SHALL REMAIN INTACT FOR RE-USE.
 - REMOVE POLE: CONTRACTOR SHALL REMOVE THE POLE AND FIXTURE HEADS. THE BASE AND ALL WIRING SHALL REMAIN INTACT FOR RE-USE.
 - UNDERGROUND BRANCH WIRING AND CONDUITS BETWEEN POLES TO BE REMOVED SHALL ALSO BE REMOVED. HOMERUN CONDUITS SHALL BE INTERCEPTED BELOW GRADE AND EXTENDED TO NEW POLE LOCATIONS TO FACILITATE INSTALLATION OF NEW WIRING. WIRING INDICATED BETWEEN POLES IS BASED ON ORIGINAL CONSTRUCTION DOCUMENTS AND HAS NOT BEEN VERIFIED.



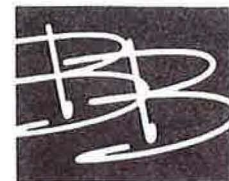
ELECTRICAL SITE PLAN - DEMOLITION
1" = 60'-0"



ELECTRICAL SITE PLAN - NEW WORK
1" = 30'-0"

- NEW WORK NOTES:
- ALL 120V, 20 AMP CIRCUITS WITH HOMERUNS GREATER THAN 70 FEET SHALL HAVE CIRCUIT AND GROUNDING CONDUCTORS OF #10AWG AS MINIMUM. ANY 120V, 20 AMP CIRCUIT WITH OUTLETS GREATER THAN 100 FEET OF BRANCH CIRCUIT LENGTH SHALL HAVE CIRCUIT AND GROUNDING CONDUCTORS OF #10AWG MINIMUM TO ALL OUTLETS AND HOMERUN. ANY 120V, 20 AMP CIRCUIT WITH HOMERUN GREATER THAN 140 FEET SHALL HAVE BRANCH CIRCUIT AND GROUNDING CONDUCTORS OF #8AWG MINIMUM. PROVIDE ADEQUATE BOX TO SPLICE #12AWG FOR TERMINATION TO DEVICE. LARGER CONDUCTORS MAY REQUIRE THE UTILIZATION OF LARGER CONDUIT SIZES - REFER TO NEC TABLES.
 - PROVIDE AS PART OF THE SHOP DRAWING SUBMITTALS POINT BY POINT CALCULATIONS OF THE EXTERIOR SITE LIGHTING DRAWN AT SAME SCALE AS BID DOCUMENTS, WHICH SHALL INCLUDE AS A MINIMUM THE FOLLOWING: STATISTICS TABLE INDICATING AVERAGE FOOT-CANDLES, MINIMUM FOOT-CANDLES, MAXIMUM FOOT-CANDLES, MAX/MIN RATIOS AND AVG/MIN RATIOS, AND A LUMINAIRE SCHEDULE. SUBMITTALS WILL NOT BE REVIEWED UNLESS THE ABOVE INFORMATION IS PROVIDED IN WHOLE AS PART OF THE LIGHTING SUBMITTAL PACKAGE. FAILURE TO SUBMIT THIS INFORMATION AS PART OF THE SUBMITTAL WILL RESULT IN REJECTING THE LIGHTING SUBMITTAL IN ITS ENTIRETY, NO EXCEPTIONS.
 - ALL NEW SITE BRANCH WIRING INDICATED SHALL BE 3/4" 3#10, 1#10G AWG.
 - PROVIDE NEW CONCRETE POLE BASE AND INSTALL SALVAGED POLE. PROVIDE NEW FIXTURE HEADS AS INDICATED. DRILL POLE AS REQUIRED TO INSTALL SECOND FIXTURE HEAD.
 - PROVIDE NEW FIXTURE HEAD(S) ON EXISTING POLE AT EXISTING MOUNTING HEIGHT. RECONNECT TO EXISTING WIRING. REMOVE POLE BASE COVER, CLEAN AND INSPECT POLE BASE AND ANCHOR BOLTS, AND REINSTALL COVER. OPEN HAND HOLE AND INSPECT WIRING TERMINATIONS. NOTIFY THE OWNER OF ANY DEFICIENCIES OBSERVED.
 - INSTALL RELOCATED POLE ON EXISTING BASE. RECONNECT TO EXISTING WIRING. PROVIDE NEW FIXTURE HEADS ON EXISTING POLE AT EXISTING MOUNTING HEIGHT.
 - REPLACE EXISTING GFI RECEPTACLE DEVICE WITH NEW WEATHER-RESISTANT (UL 498SE) TYPE GFI RECEPTACLE IN EXISTING ROUGH-IN. REPLACE EXISTING COVER WITH WEATHERPROOF IN-USE, "EXTRA-DUTY" (UL 514D-2000) METAL COVER. PLASTIC COVERS ARE NOT ACCEPTABLE.
 - INTERCEPT EXISTING 3/4" CONDUIT BELOW GRADE NEAR THIS LOCATION AND EXTEND TO NEW FIXTURE LOCATION INDICATED. INSTALL NEW CONDUCTORS TO PANEL "HP" AND CONNECT TO EXISTING CONTROLS. PROVIDE UN-SWITCHED HOT CONDUCTOR IN ALL CONDUITS FOR RECEPTACLE USE.
 - STUB OUT AND CAP EMPTY 3/4" CONDUIT 3 FEET BEYOND CONCRETE BASE FOR FUTURE USE.
 - COORDINATE EXACT LOCATION OF ALL TYPE 'A' FIXTURES WITH ARCHITECT PRIOR TO ANY WORK. PROVIDE FINAL AIMING OF ALL TYPE 'A' FIXTURES AT LEAST TWO HOURS AFTER SUNSET.

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TOWN OF FARRAGUT



BARRY BYRD
ARCHITECTURE

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Knoxville, TN 37928
(865) 687-6500



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Project Name:
FV2014

Drawn By:
ECH

Revisions:

No.	DATE	DESCRIPTION

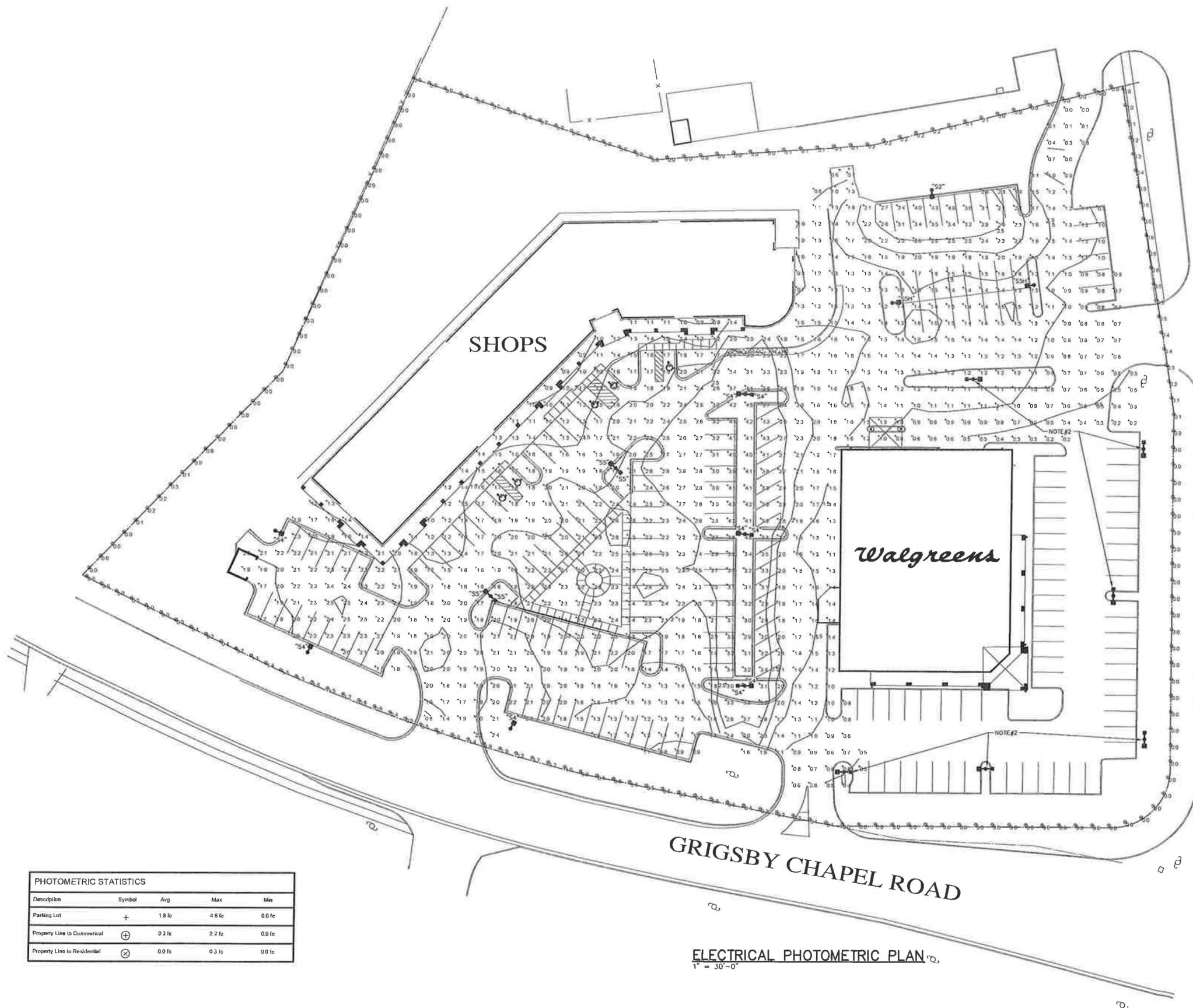
Project Title:

FARRAGUT
VILLAGE
PARKING
RENOVATION

Location:
Farragut, TN

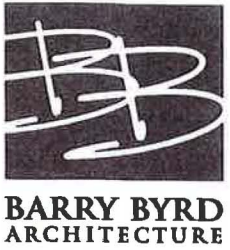
Sheet Contents:
Electrical
Site Plan

Date:
December 8, 2014
Sheet Number:
7 of 9



PHOTOMETRIC PLAN NOTES:

1. PROVIDE AS PART OF THE SHOP DRAWING SUBMITTALS POINT BY POINT CALCULATIONS OF THE EXTERIOR SITE LIGHTING. DRAWN AT SAME SCALE AS BID DOCUMENTS, WHICH SHALL INCLUDE AS A MINIMUM THE FOLLOWING: STATISTICS TABLE INDICATING AVERAGE FOOT-CANDLES, MINIMUM FOOT-CANDLES, MAXIMUM FOOT-CANDLES, MAX/AVG RATIOS AND AVG/AVG RATIOS, AND A LUMINAIRE SCHEDULE. SUBMITTALS WILL NOT BE REVIEWED UNLESS THE ABOVE INFORMATION IS PROVIDED IN WHOLE AS PART OF THE LIGHTING SUBMITTAL PACKAGE. FAILURE TO SUBMIT THIS INFORMATION AS PART OF THE SUBMITTAL WILL RESULT IN REJECTING THE LIGHTING SUBMITTAL IN ITS ENTIRETY, NO EXCEPTIONS.
2. POLE AND FIXTURES ARE EXISTING TO REMAIN. NO WORK IS TO BE PERFORMED ON THIS POLE. THE ILLUMINANCE FROM THIS POLE IS NOT INCLUDED IN PHOTOMETRIC CALCULATIONS.



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Project Name:		FV2014
Drawn By:		ECH
Revisions:		
No.	DATE	DESCRIPTION
Project Title:		

FARRAGUT
VILLAGE
PARKING
RENOVATION

Location:
Farragut, TN
Sheet Contents:
Electrical
Photometric
Plan

Date:
December 8, 2014
Sheet Number:
8 of 9

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TOWN OF FARRAGUT

SECTION 16010 GENERAL CONDITIONS ELECTRICAL

THE CONTRACTOR SHALL BE GOVERNED BY THE PRESENT SPECIFICATIONS TOGETHER WITH THE CURRENT RECOMMENDATIONS AND REGULATIONS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND UL STANDARDS. OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK AND PAY ALL FEES AND COSTS THEREOF. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY EQUIPMENT UP TO 10 FEET IN ANY DIRECTION PRIOR TO RELOCATE-IT.

FURNISH SIX (6) COPIES OF SHOP DRAWINGS FOR ALL PRINCIPAL DEVICES AND PIECES OF EQUIPMENT FOR REVIEW BY THE ENGINEER, OWNER AND ARCHITECT.

1. LIGHTING FIXTURES.
2. WIRING DEVICES AND PLATES.

SITE VISIT: BEFORE SUBMITTING BID, CONTRACTOR SHALL VISIT THE JOB SITE FOR THE PURPOSE OF EXAMINING THE SITE AND CONDITIONS UNDER WHICH THE WORK MUST BE PERFORMED. NO EXTRA CHARGES WILL BE ALLOWED FOR SITUATIONS ARISING FROM FAILURE OF CONTRACTOR TO THOROUGHLY FAMILIARIZE HIMSELF WITH SITE AND EXISTING BUILDING CONDITIONS, INCLUDING CHARGES AND REQUIREMENTS TO UTILITIES AS SHOWN FOR THE PROJECT. CONTRACTOR SHALL VERIFY THAT CONNECTIONS TO EXISTING EQUIPMENT ARE AS INDICATED ON DRAWINGS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ANY DEVIATIONS SHALL BE REPORTED PRIOR TO BIDDING.

SECTION 16020 POWER SERVICE AND GROUNDING

THE POWER SERVICE AND METERING IS EXISTING TO REMAIN.

GROUND RODS SHALL BE 3/4" DIAMETER BY 10 FEET LONG AND OF COPPER/CLAD CONSTRUCTION.

SECTION 16030 BASIC MATERIALS

CONDUCTORS

THE MINIMUM SIZE CONDUCTOR FOR ALL POWER AND LIGHTING SHALL BE NO. 10 AWG. SOLID FOR SIZE NO. 10 AWG. STRANDED FOR NO. 8 AWG AND LARGER.

CONDUCTORS SHALL BE 88% CONDUCTIVITY COPPER AND MEET OR EXCEED UL STANDARD 83, FEDERAL SPECIFICATION J-C-30A AND NATIONAL ELECTRICAL CODE.

ALL CONDUCTORS NO. 6 AWG AND SMALLER SHALL BE INSULATED WITH TYPE "THAN/THIN" DUAL RATED.

CURRENT CARRYING CAPACITY OF ALL CONDUCTORS IS TO BE BASED ON 80° C FOR 100 AMP AND LESS ALL OTHERS SHALL BE BASED ON 75° C, REGARDLESS OF THE CONDUCTOR INSULATION TYPE.

ALL CONDUITS SHALL CONTAIN A CODE SIZED EQUIPMENT GROUNDING CONDUCTOR WHICH MAY NOT BE ILLUSTRATED ON THE PLANS.

NO LUBRICANT OTHER THAN POWDERED SOAPSTONE OR APPROVED PULLING COMPOUND MAY BE USED TO PULL CONDUCTORS.

CONDUCTORS SHALL NOT BE NICKED DURING INSULATION REMOVAL OR BENT AT SHARP ANGLES DURING DEVICE INSTALLATION OR PANELBOARD MAKE-UP.

CONDUCTORS NO. 8 AWG AND SMALLER FOR LIGHTING AND POWER BRANCH CIRCUITS SHALL BE SPLICED WITH SPRING TYPE WIRE CONNECTORS. THE CONNECTOR SHALL BE A UL LISTED PRESSURE TYPE CONNECTOR RATED AT 600V AND 105° C. IN-LINE SPLICING OF NO. 6 AWG AND LARGER CONDUCTORS SHALL BE WITH COMPRESSION TYPE SLEEVES. WHERE CONDUCTORS ARE TAPPED OFF FEEDER CONDUCTORS NO. 6 AWG AND LARGER THE CONNECTION SHALL BE MADE AT POWER DISTRIBUTION BLOCKS SECURELY MOUNTED IN AN ENCLOSURE. THE POWER DISTRIBUTION BLOCK SHALL BE RATED AT 600V, 75° C AND UL RECOGNIZED. THE POWER DISTRIBUTION BLOCK SHALL BE GOULD-SHAWMUT, ILSCD OR APPROVED SUBSTITUTE.

WHERE GROUNDING CONDUCTORS ARE TERMINATED IN JUNCTION OR OUTLET BOXES AN APPROVED GROUNDING SCREW OR CLIP SHALL BE USED. COVER SCREW IS NOT AN ACCEPTABLE MEANS OF TERMINATION. SURFACES SHALL BE FREE OF PAINT, RUST, AND GREASE OR OTHER FOREIGN MATERIAL.

CONDUCTORS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 310.

CONDUIT

USE SCHEDULE 40 RIGID NONMETALLIC CONDUIT UNDERGROUND OR IN CONCRETE. ELECTRICAL METALLIC TUBING MAY BE USED ELSEWHERE.

CONDUIT SHALL MEET: "CMT" - UL 797 AND ANSI C80.3; "RMC" - UL 651 POLYVINYL CHLORIDE.

EACH LENGTH OF CONDUIT SHALL BE STAMPED WITH NAME AND TRADE MARK OF MANUFACTURER AND APPROVAL OF NATIONAL BOARD OF FIRE UNDERWRITERS.

STACK CONDUIT ON BLOCKING OFF GROUND TO PREVENT THE ENTRY OF FOREIGN MATERIAL.

TAKE EVERY PRECAUTION TO PREVENT ENTRY OF WATER AND FOREIGN MATTER IN CONDUIT DURING CONSTRUCTION. INSTALL FACTORY CONDUIT CAPS ON STUB-UPS DURING CONSTRUCTION. SWAB TRAPPED RUNS PRIOR TO PULLING CONDUCTORS.

PVC CONDUIT SHALL BE TERMINATED WITH APPROVED CONNECTORS AND FITTINGS. PVC CONDUIT SHALL BE HEATED AND BENT WITH MANUFACTURER APPROVED EQUIPMENT AND METHODS. OPEN FLAME OR TORCH IS NOT AN ACCEPTABLE MEANS OF HEATING. FIELD CUTS SHALL BE SQUARE AND REAMED SMOOTH.

CONDUIT SHALL BE INSTALLED AND SUPPORTED PER NATIONAL ELECTRICAL CODE ARTICLE 345 (INTERMEDIATE METAL CONDUIT), ARTICLE 346 (RIGID METAL CONDUIT), ARTICLE 347 (RIGID NONMETALLIC CONDUIT), ARTICLE 348 (ELECTRICAL METALLIC TUBING) AND ARTICLE 110 (REQUIREMENTS FOR ELECTRICAL INSTALLATIONS).

WHERE EXPOSED:

1. ORGANIZE THE RUNS INTO GROUPS AND COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE.
2. ARRANGEMENT SHALL BE NEAT AND ORDERLY WITH RUNS PARALLEL TO STRUCTURAL ELEMENTS. NO DIAGONAL RUNS WILL BE ALLOWED.
3. SUPPORTS SHALL BE "UNISTRUT" WITH SUITABLE CLAMPS. THE UNISTRUT SHALL BE SUPPORTED FROM THE BUILDING STRUCTURES. PAINT CUT ENDS OF UNISTRUT WITH RUST PROHIBITOR.

ALL CONDUITS ARE TO CONTAIN A CODE SIZED EQUIPMENT GROUNDING CONDUCTOR WHICH MAY NOT BE ILLUSTRATED.

WIRING BOXES

PROPERLY SECURE AND ATTACH ALL BOXES DIRECTLY TO ADJACENT SUITABLE CONSTRUCTION. SUPPORT BY CONDUIT IS NOT ACCEPTABLE.

WIRING DEVICES

ALL DEVICES SHALL BE SPECIFICATION GRADE.

GROUND FAULT PROTECTION, WEATHER RESISTANT, TAMPER RESISTANT, ARROW HART CO. NO. THRVCF20.

DEVICES INSTALLED OUTDOORS SHALL BE LISTED AND LABELED AS WEATHER RESISTANT (MARKED WR). COVERPLATE SHALL POWDERCOATED METALLIC WEATHER-PROOF IN-USE HOOD TYPE AND SHALL BE LISTED TO UL 5140 EXTRA-DUTY. THERMOPLASTIC HOODS ARE NOT ACCEPTABLE. THOMAS & BETTS "RED DOT" SERIES OK OR EQUAL.

PANEL EQUIPMENT

PANELBOARDS

ALL PANELBOARDS ARE EXISTING TO REMAIN. CONTRACTOR SHALL CLEAN INSIDE AND OUT AND NOTIFY THE OWNER OF ANY DEFICIENCIES OBSERVED. PROVIDE NEW TYPED DIRECTORY CARDS UNDER PLASTIC ON DOORS FOR ALL PANELS WHICH ARE MODIFIED BY THE WORK.

LIGHTING

LIGHTING FIXTURES

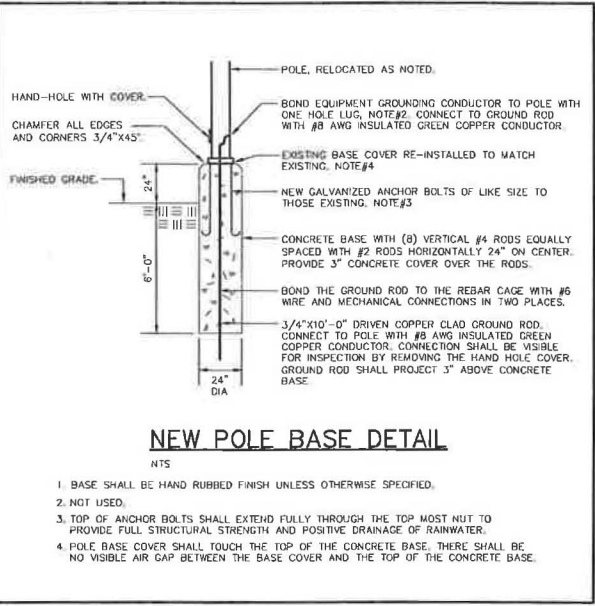
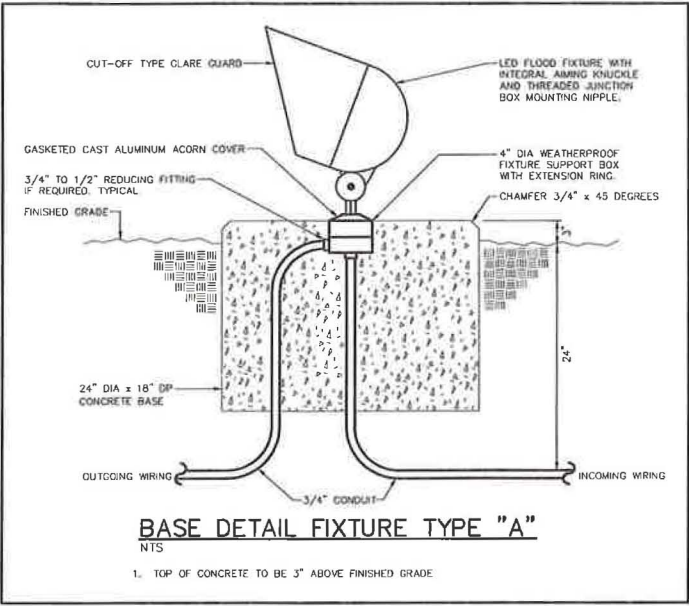
LIGHTING FIXTURES: SPECIFIED UNITS INDICATE QUALITY, CONFIGURATION AND PERFORMANCE REQUIRED. ALTERNATES WILL BE ACCEPTED ONLY UPON RECEIPT OF COMPLETE AND ADEQUATE INFORMATION TO ALLOW EVALUATION AND DETERMINATION REGARDING APPROVAL.

LIGHTING FIXTURES AS SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE, OR ENGINEER APPROVED SUBSTITUTE. FIXTURE NUMBERS GIVEN INDICATE MINIMUM STANDARDS FOR FIXTURE PHYSICAL DEPTH, DIAMETER AND CONSTRUCTION MATERIALS, EVEN WHEN SUCH DETAILS ARE NOT SPECIFICALLY MENTIONED IN THE LIGHTING FIXTURE SCHEDULE. FIXTURES WHICH DO NOT MEET THESE MINIMUM REQUIREMENTS WILL BE REJECTED.

POINT BY POINT COMPUTER PHOTOMETRIC AND LIGHTING POWER DENSITY CALCULATION PRINTOUTS ARE REQUIRED AS NOTED ON THE DRAWINGS. SUBMITTALS WILL NOT BE APPROVED WITHOUT THE REQUIRED CALCULATIONS.

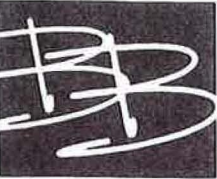
EXTERIOR LIGHT CONTROL

ALL EXTERIOR LIGHTING CONTROL DEVICES ARE EXISTING TO REMAIN. CONTRACTOR SHALL CLEAN INSIDE AND OUT AND NOTIFY THE OWNER OF ANY DEFICIENCIES OBSERVED.



ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	POLE MOUNTED LIGHTING FIXTURE: FULL CUT-OFF AREA LUMINAIRE MOUNTED ON 30' SQUARE STRAIGHT STEEL POLE WITH CONCRETE POLE BASE. REFER TO POLE BASE DETAIL. "S4" REFERS TO DESIGNATION IN THE LIGHTING FIXTURE SCHEDULE.
	L.E.D. GROUND-MOUNTED LIGHTING FIXTURE: GROUND MOUNTED LED FLOOD LIGHT WITH CUT-OFF HOOD, JUNCTION BOX MOUNTING ON CONCRETE BASE. REFER TO BASE DETAIL. "A" REFERS TO DESIGNATION IN THE LIGHTING FIXTURE SCHEDULE.
	JUNCTION BOX: FUNCTION, SIZE AND USE AS REQUIRED.
	BRANCH CIRCUIT HOMERUN: CONDUIT WITH CONDUCTORS EXTENDED AND CONNECTED TO OVERCURRENT DEVICE(S) NOTED. CROSSLINES INDICATE QUANTITY OF #12 AWG CONDUCTORS WHEN MORE THAN TWO. PROVIDE A DEDICATED NEUTRAL FOR EACH LINE-TO-NEUTRAL CIRCUIT IN A HOMERUN. WHERE ONE NEUTRAL IS PROVIDED FOR A MULTI-CIRCUIT HOMERUN THE CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS FOR EACH CONDUCTOR AS REQUIRED BY THE 2008 NEC. GROUNDING CONDUCTOR IS NOT ILLUSTRATED.
	CONDUIT: SOLID LINE AND CLOSED DOT INDICATE INSTALLED IN WALL OR CEILING SHOWN TURNING DOWN. ALL CONDUITS SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR WHICH IS NOT ILLUSTRATED.
	BROKEN LINE AND OPEN DOT INDICATE INSTALLED IN FLOOR CONSTRUCTION OR UNDERGROUND SHOWN TURNING UP. ALL CONDUITS SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR WHICH IS NOT ILLUSTRATED.
	POWER PANELBOARD: EXISTING TO REMAIN. APPROXIMATE LOCATION INDICATED FOR REFERENCE ONLY.
NOTES: 1. ALL CONDUITS SHALL CONTAIN AN EQUIPMENT GROUNDING CONDUCTOR WHICH IS NOT ILLUSTRATED. 2. ALL 120V, 20 AMP CIRCUITS WITH HOMERUNS GREATER THAN 70 FEET SHALL HAVE CIRCUIT CONDUCTORS OF #10AWG AS MINIMUM. ANY 120V, 20 AMP CIRCUIT WITH OUTLETS GREATER THAN 100 FEET OF BRANCH CIRCUIT LENGTH SHALL HAVE MINIMUM CIRCUIT CONDUCTOR OF #10AWG TO ALL OUTLETS AND HOMERUN. ANY 120V, 20 AMP CIRCUIT WITH HOMERUN GREATER THAN 140 FEET SHALL HAVE BRANCH CIRCUIT CONDUCTOR OF #8AWG MINIMUM. PROVIDE ADEQUATE BOX TO SPLICE #12AWG FOR TERMINATION TO DEVICE. LARGER CONDUCTORS MAY REQUIRE THE UTILIZATION OF LARGER CONDUIT SIZES - REFER TO NEC TABLES. 3. PROVIDE A DEDICATED NEUTRAL FOR EACH LINE-TO-NEUTRAL CIRCUIT IN A MULTI-CIRCUIT HOMERUN AS REQUIRED BY THE 2008 NEC.	

LIGHTING FIXTURE SCHEDULE						
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOG NUMBER	INPUT WATTAGE	NOTES
A	LED INCLUDED	J-BOX ON CONC. BASE	LED FLOOD LIGHT WITH CUTOFF HOOD, ARMING KNUCKLE, AND JUNCTION BOX MOUNTING. REFER TO BASE DETAIL. 5400 LUMENS, 4000K, 700mA DRIVE CURRENT, 120W L70 LIFE AT 40C. TYPE II OPTICS.	PHILIPS GARDCO DPC7-J-VL-75LA-NW-UNV-BRP	75W	ALL
S2	LED INCLUDED	EXISTING 30' POLE	LED FULL-CUTOFF AREA LIGHT, WITH RETROFIT MOUNTING KIT TO PREVENT RE-DRILLING POLE. DIE-CAST ALUMINUM THERMAL HOUSING. 15,000 LUMENS, 4000K, 1050mA DRIVE CURRENT, 60K TM-21 L70 LIFE AT 40C. TYPE II OPTICS.	PHILIPS GARDCO ECF-X-2-160LA-461A-NW-UNV-BRP-RAM	150W	ALL
S4	LED INCLUDED	EXISTING 30' POLE	SAME FIXTURE AS TYPE 'S2', WITH TYPE IV OPTICS.	PHILIPS GARDCO ECF-X-4-160LA-461A-NW-UNV-BRP-RAM	150W	ALL
S5	LED INCLUDED	EXISTING 30' POLE	SAME FIXTURE AS TYPE 'S2', WITH TYPE V OPTICS.	PHILIPS GARDCO ECF-X-V-160LA-461A-NW-UNV-BRP-RAM	150W	ALL
SSH	LED INCLUDED	EXISTING 30' POLE	SAME FIXTURE FAMILY AS TYPE 'S2', WITH 20,000 LUMENS, TYPE V OPTICS.	PHILIPS GARDCO ECF-X-V-215LA-641A-NW-UNV-BRP-RAM	211W	ALL
LIGHTING FIXTURE SCHEDULE NOTES: 1. COORDINATE EXACT POLE LOCATION WITH CIVIL DRAWINGS PRIOR TO ANY WORK. VERIFY FINISH OF ALL FIXTURES WITH ARCHITECT PRIOR TO ORDERING. 2. ALL FIXTURES, COMPONENTS AND LAMPS SHALL BE MADE IN THE U.S.A. AND MEET BUY AMERICAN ACT REQUIREMENTS. DRIVERS MAY BE FOREIGN MADE.						



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
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(865) 687-6500

Seal:



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Project Name:
FV2014

Drawn By:
ECH

Revisions:

No.	DATE	DESCRIPTION
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Project Title:

**FARRAGUT
VILLAGE
PARKING
RENOVATION**

Location:

Farragut, TN

Sheet Contents:

**Electrical
Legend, Details,
Schedules &
Specifications**

Date:

December 8, 2014

Sheet Number:

9 of 9

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TOWN OF FARRAGUT

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

November 21, 2014

Mr. Aaron Scates
Barry Byrd Architecture
5421 Fountain Road
Knoxville, TN 37918
ascates@barrybyrdarchitecture.com

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR PARKING LOT
MODIFICATIONS AT THE FARRAGUT VILLAGE AT 609 N.
CAMPBELL STATION ROAD**

Dear Mr. Scates:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, December 8, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, December 2, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, December 8.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)

1) Please verify fire lane placement and include a detail (if a new fire lane is proposed);

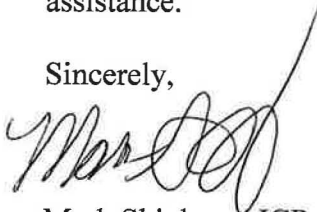
Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 2) Please number sheets 1 of..., 2 of...;
- 3) Please include the developer's address and telephone number;
- 4) Please have the qualified preparer seal and sign the plan;
- 5) Please include the acreage of the property and all property reference information on the proposed site plan;
- 6) Please include in a table the required number of parking spaces, including handicap spaces, and the number of regular and handicap spaces being provided;

- 7) Please provide four (4) bicycle parking spaces. This could be two inverted "U" shaped racks with a concrete pad. Please include a location and detail for this;
- 8) Please ensure that any modified interior and terminal islands are at least five (5) feet in width (as measured from back of curb to back of curb) throughout their entire depth. Based on the plan submitted, this will likely result in the loss of at least one parking space;
- 9) If a fountain is proposed please provide details. Staff would suggest considering a landscaped rain garden in this area;
- 10) If any new or modified site lighting is proposed, please submit a site lighting plan to verify compliance with the Town's outdoor site lighting requirements in the zoning ordinance;
- 11) Please reflect the utilities and established easements on the proposed plan where improvements to the site are proposed (there is a drainage easement and a sanitary sewer easement that could be impacted);
- 12) Please show existing sidewalks and provide a sidewalk connection between the parking lot and the sidewalk along Grigsby Chapel Road;
- 13) Please show the proposed handicap parking spaces and include a detail for these to verify compliance with all applicable requirements;
- 14) Please verify lot coverage. Will this plan increase the existing lot coverage?
- 15) Please show the extent of parking lot demolition and how this will tie into the undisturbed portion of the parking lot. For visual interest and stormwater benefits have you considered using permeable pavers in the area where the parking lot is being modified?
- 16) Will any existing businesses in this center be closed temporarily as a result of this work?
- 17) Please submit a landscape plan for the parking area renovation and verify compliance with shade tree requirements and the landscaping required between the building and parking lot;

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for drainage modifications associated with Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, located at the southwest corner of Kingston Pike and Chaho Road, 1.37 Acres (Bill Hodges, Applicant)

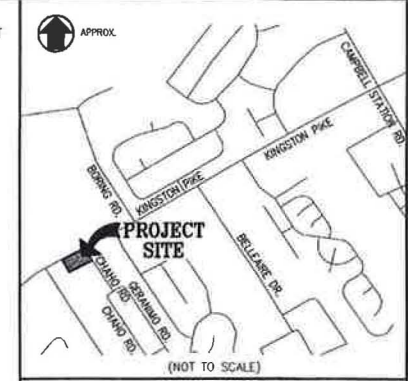
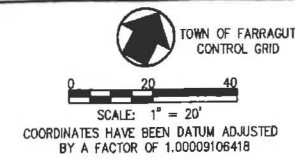
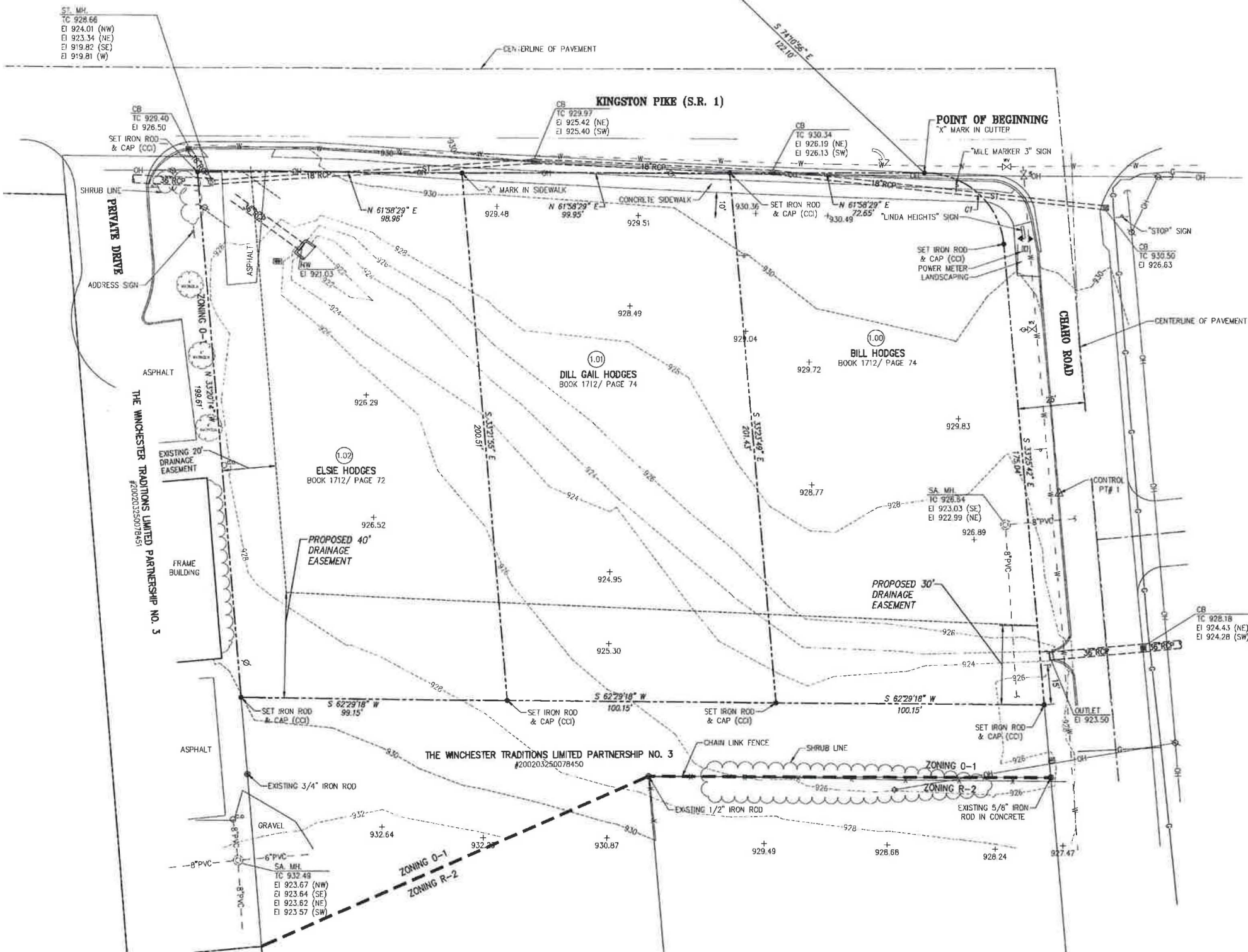
INTRODUCTION AND BACKGROUND: This item involves a request to modify the existing drainage swale and relocate it to the rear of the properties.

DISCUSSION: Currently there is an existing 20' drainage easement and swale that bisects the properties. The site plan proposes to relocate the drainage easement and provide for the construction of a drainageway paralleling the rear property lines and the flow being piped along the western property line to an existing storm manhole. The site plan reflects a concrete flow channel and rip rap lined slopes that are steeper than 2.5:1, which does not meet the adopted standards. Staff has asked the design engineer to look at an alternative design, such as a bioswale. A plat will be needed once the drainage and grading work is complete that will modify the existing easements and plat the required right-of-way per the subdivision regulations. The site plan also reflects a proposed driveway to Kingston Pike. Since a construction entrance is shown off a Chaho Road and the proposed connection is unrelated to the drainage improvements, it should be removed from the plan.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted for staff review.

RECOMMENDATION: The staff will review the revised site plan and make a recommendation at the meeting.

CONTROL POINTS TABLE				
POINT NO.	P.I. COORDINATES		DESCRIPTION	ELEVATION
	NORTHING	EASTING		
1	565734.34	2508941.22	IRON ROD & CAP	929.00
2	565385.56	2508570.08	IRON ROD & CAP	-
15	564918.23	2507352.51	FARRAGUT MON.	-
16	565850.77	2508721.37	FARRAGUT MON.	933.2



NOTES:

1. OWNERSHIP AND REFERENCE

PARCELS 1.00
BILL A. HODGES
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TENNESSEE 37922

PARCELS 1.01
DILL GAIL HODGES
9475 OLD MIDWAY RD
LENOIR CITY, TENNESSEE 37772

PARCELS 1.02
ELSE HODGES
8723 ARACON LN
KNOXVILLE, TENNESSEE 37923

CLT MAP 152-C, GROUP C, PARCELS 1.00, 1.01 & 1.02
DEED BOOK 712, PAGE 72, DEED BOOK 712, PAGE 74
DEED BOOK 712, PAGE 76
TOTAL AREA (3 PARCELS): 59,678.83 S.F. / 1.370 AC.
DISTURBED AREA = .813 AC.

2. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN PER A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY CANNON & CANNON, INC. DATED JUNE 18, 2009.

LEGEND	
---	EXISTING CONTOUR
---	PROPERTY LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	OVERHEAD UTILITIES
---	FENCE LINE
---	UNDERGROUND GAS LINE
---	CATCH BASIN
---	REINFORCED CONCRETE PIPE
---	ANCHOR WIRE
---	POWER POLE
---	LIGHT POLE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	SIGN
---	SANITARY MANHOLE
---	EXISTING TREE

REVISED PER TOWN OF FARRAGUT	12-08-14
REVISIONS	DATE

Cannon & Cannon, Inc.
Consulting Engineers & Field Surveyors
1350 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-6355 • Fax: (865) 670-6866
www.cannon-cannon.com

CLIENT: **BILL HODGES**
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TN 37922
(865) 690-5346

PROJECT: **DRAINAGE IMPROVEMENTS**
PARCELS 1.00, 1.01, AND 1.02
OF CLT MAP 152
KNOXVILLE, TENNESSEE

EXISTING CONDITIONS

C0.01	
SHEET 1 OF 3	



RECEIVED
DEC 8 2014
TOWN OF FARRAGUT

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	84°35'49"	30.00'	27.30'	44.29'	S 75°43'37" E 40.38'

CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	DESCRIPTION	ELEVATION
1	565734.34	2508941.22	IRON ROD & CAP	928.00
2	565385.56	2508570.08	IRON ROD & CAP	-
15	564918.23	2507352.51	FARRAGUT MON.	-
16	565850.77	2508721.37	FARRAGUT MON.	933.2

STORM DRAINAGE STRUCTURES					
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN)	INVERT EL. (OUT)
1	PRECAST CONC. HEADWALL DETAIL 4, SHT C2.01	N-565560.5643 E-2508723.9661	-	-	920.98
2	STORM MANHOLE (0-6FT.) DETAIL 5, SHT C2.01	N-565554.7422 E-2508711.9602	929.00	920.88	920.78
3	STORM MANHOLE (0-6FT.) DETAIL 5, SHT C2.01	N-565686.2587 E-2508625.4479	928.25	919.92	919.87
4	EXISTING MANHOLE	-	928.66	919.82	919.81

* CONTRACTOR SHALL REUSE EXISTING HEADWALL TO BE REMOVED, IF POSSIBLE, OTHERWISE, REFER TO DETAIL 4, SHEET C2.01.

STORM PIPE TABLE			
FROM	TO	PIPE INFORMATION	
1	2	36" (RCP)	0.50
2	3	165	0.50
3	4	10	1.00
TOTAL		201	

STORM PIPE NOTES:

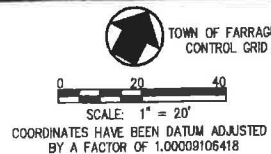
1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDO, THE TOWN OF FARRAGUT ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE AS SHOWN IN THE STORM PIPE TABLE IN ACCORDANCE WITH AASHTO M170 OR EQUAL UNLESS NOTED OTHERWISE. ALL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE RCP.
4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
5. PIPE WITH DEFLECTION 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NOTES CONT'D:

12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 4 INCH (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 14 DAYS OF ATTAINMENT OF FINAL GRADE.
15. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: 1/1 TO 5/1
GRASS SEED: ITALIAN RYE 33%, KOREAN LESPEDEZA 33%, SUMMER OATS 34%
5/1 TO 7/15: SIDRAI - SORGHUM 100%
7/15 TO 1/1: STAR WHEAT 67%, BALBOA RYE 33%
16. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: 2/1 TO 7/1
GRASS SEED: KENTUCKY 31 FESCUE 80%, KOREAN LESPEDEZA 15%, ENGLISH RYE 5%
6/1 TO 8/15: KENTUCKY 31 FESCUE 55%, ENGLISH RYE 20%, KOREAN LESPEDEZA 15%, GERMAN WHEAT 10%
4/15 TO 8/15: BERMOUDAGRASS (MULLED) 70%, ANNUAL LESPEDEZA 30%
8/1 TO 12/1: KENTUCKY 31 FESCUE 70%, ENGLISH RYE 20%, WHITE CLOVER 10%
2/1 TO 12/1: KENTUCKY 31 FESCUE 70%, CROWN VETCH 25%, ENGLISH RYE 5%
17. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
18. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
19. NO SLOPES SHALL BE GREATER THAN 3:1 UNLESS CERTIFIED BY A GEOTECHNICAL ENGINEER.
20. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
21. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
22. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH FARRAGUT ZONING ORDINANCE.
23. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN OF FARRAGUT STAFF PRIOR TO CONSTRUCTION.

LEGEND

- 1100 PROPOSED CONTOUR
- 1100 EXISTING CONTOUR
- PROPERTY LINE
- 1 C2.00 DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- ASPHALT DRIVEWAY
- CONCRETE
- PROPOSED CHECK DAM
- PROPOSED SILT FENCE
- PROPOSED STORM SEWER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- FENCE LINE
- UNDERGROUND GAS LINE
- CATCH BASIN
- REINFORCED CONCRETE PIPE
- ANCHOR WIRE
- POWER POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- SANITARY MANHOLE
- EXISTING TREE



NOTES:

1. OWNERSHIP AND REFERENCE
PARCELS 1.00, 1.01 & 1.02
BILL A. HODGES
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TENNESSEE 37922
CLT MAP 152-C, GROUP C, PARCELS 1.00, 1.01 & 1.02
DEED BOOK 712, PAGE 72, DEED BOOK 712, PAGE 74
DEED BOOK 712, PAGE 78
TOTAL AREA (3 PARCELS): 59,678.83 S.F. / 1.370 AC.
DISTURBED AREA = .813 AC.
2. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN PER A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY CANNON & CANNON, INC. DATED JUNE 18, 2009.
3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND THE TDEC STORM-WATER POLLUTION PREVENTION PLAN REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. IT IS LIKELY THAT ADDITIONAL SILT FENCE AND OTHER EROSION CONTROL DEVICES WILL BE WARRANTED INTERMEDIATELY DURING GRADING OF THIS SITE. THE CONTRACTOR SHALL PROVIDE AFOREMENTIONED ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE.
6. ALL BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 6-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
8. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
9. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, TDO NO.57, OR TDO NO. 67 STONE.
10. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO NET OR TOO SOFT, EXPANSIVE SOILS (PLASTICITY INDEX GREATER THAN OR EQUAL TO 30), AND SOILS CLASSIFIED AS PT, OH, AND CL.

DRIVEWAY ADDITION	12-08-14
REMOVED PER TOWN OF FARRAGUT	12-08-14
REVISIONS	DATE

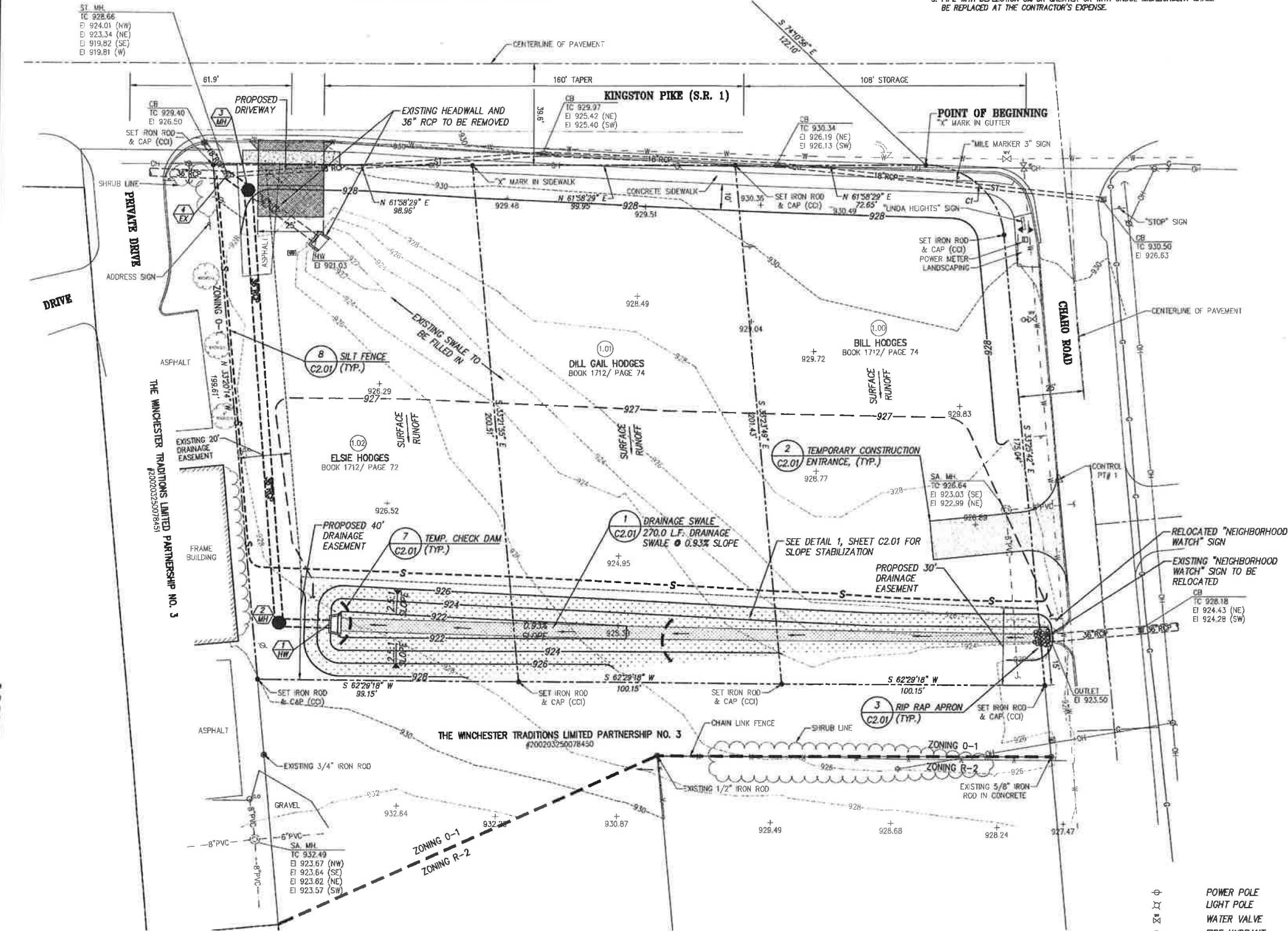
Cannon & Cannon, Inc.
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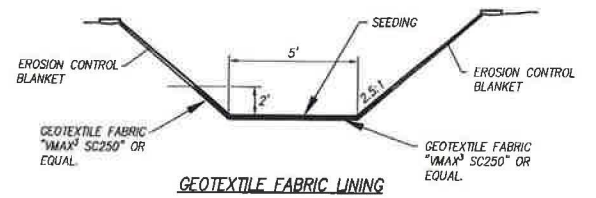
CLIENT: **BILL HODGES**
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TN 37922
(865) 690-5346

PROJECT: **DRAINAGE IMPROVEMENTS**
PARCELS 1.00, 1.01, AND 1.02
OF CLT MAP 152
KNOXVILLE, TENNESSEE

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

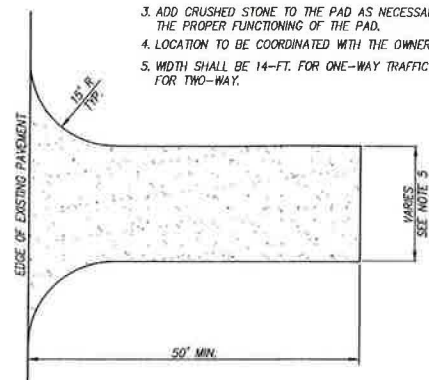
CDI PROJECT NO. 00992-0003
DATE: OCTOBER 26, 2014
P.L.C. RJB
DRAWN AND
C1.01
SHEET 2 OF 3





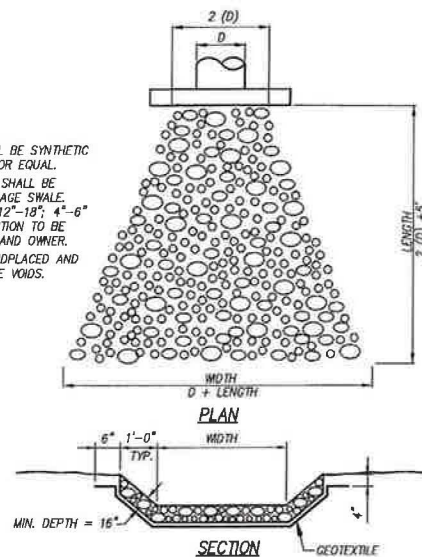
NOTE:
1. SEE CHANNEL INSTALLATION DETAIL, THIS SHEET.

1 DRAINAGE SWALE
C1.01 N.T.S.

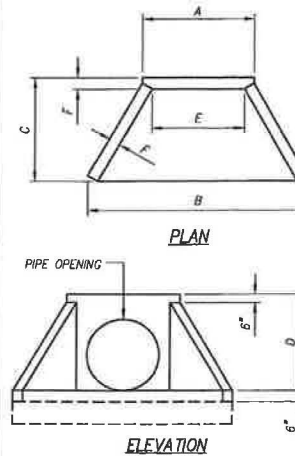


2 TEMPORARY CONSTRUCTION ENTRANCE
C1.01 N.T.S.

NOTES:
1. GEOTEXTILE FABRIC SHALL BE SYNTHETIC INDUSTRIES EROSION XV OR EQUAL.
2. WELL-ROUNDED RIP RAP SHALL BE USED TO LINE THE DRAINAGE SWALE. SURFACE DIMENSIONS = 12"-18" 4"-6" THICKNESS. ROCK SELECTION TO BE APPROVED BY ENGINEER AND OWNER.
3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.

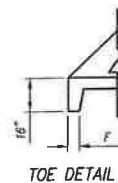


3 RIP RAP APRON
C1.01 N.T.S.

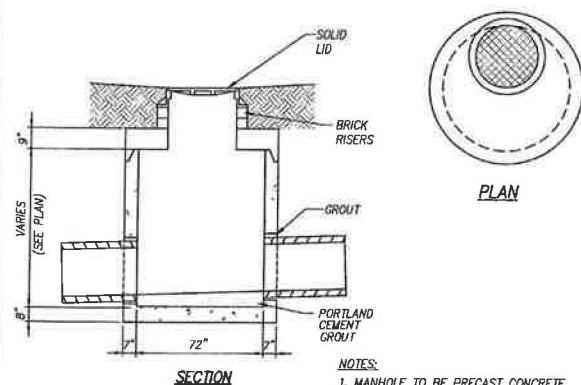


SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,390	3,100	8,100	11,400

NOTES:
1. MINIMUM 2" CONCRETE COVER ON REBAR.
2. CONCRETE: CLASS A - 3500 PSI
Ø 28 DAYS W/ AIR ENTRAINMENT.
3. ALL PICK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHRINK GROUT.
4. 3/4" CHAMFER ON ALL EXPOSED EDGES.

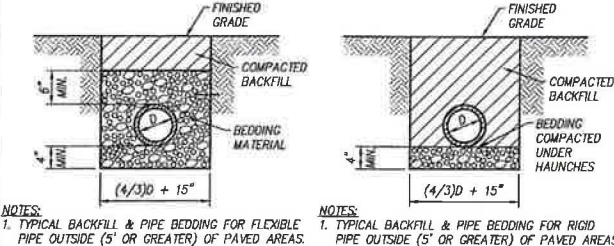


4 PRECAST CONCRETE HEADWALL
C1.01 N.T.S.



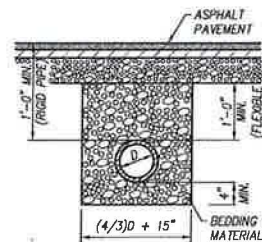
NOTES:
1. MANHOLE TO BE PRECAST CONCRETE.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. MANHOLE FRAME & COVER SHALL BE EAST JORDAN IRON WORKS #1047 OR EQUAL. "STORM SEWER" SHALL BE DESIGNATED ON THE MANHOLE COVER.
4. COORDINATES AND TO ELEVATIONS TAKEN AT THE CENTER OF THE STRUCTURE.

5 STORM SEWER MANHOLE
C1.01 N.T.S.



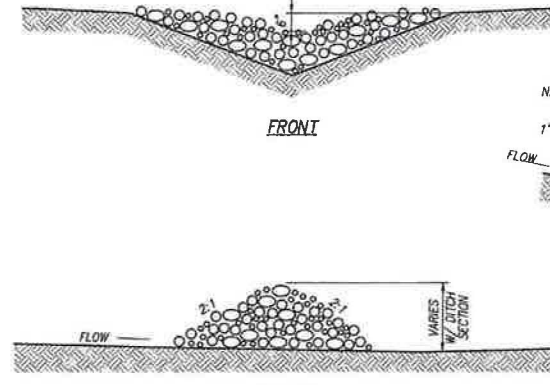
NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.



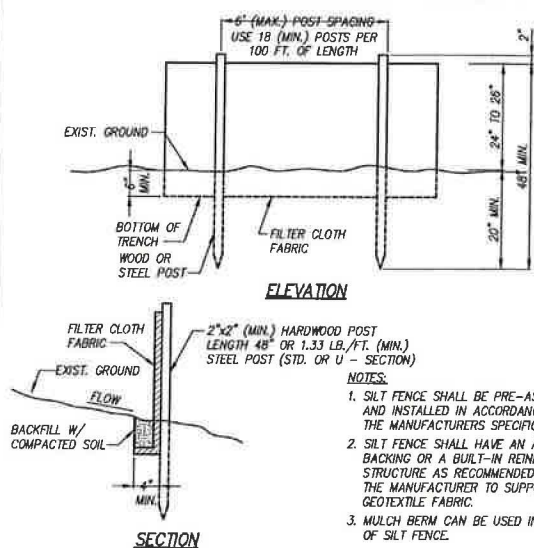
NOTES:
1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4 IN. ACTUAL THICKNESS VARIES WITH THE PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS.
2. BEDDING MATERIAL TO BE #57 OR #67 CRUSHED STONE.
3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.

6 PIPE BEDDING & BACKFILL
N.T.S.



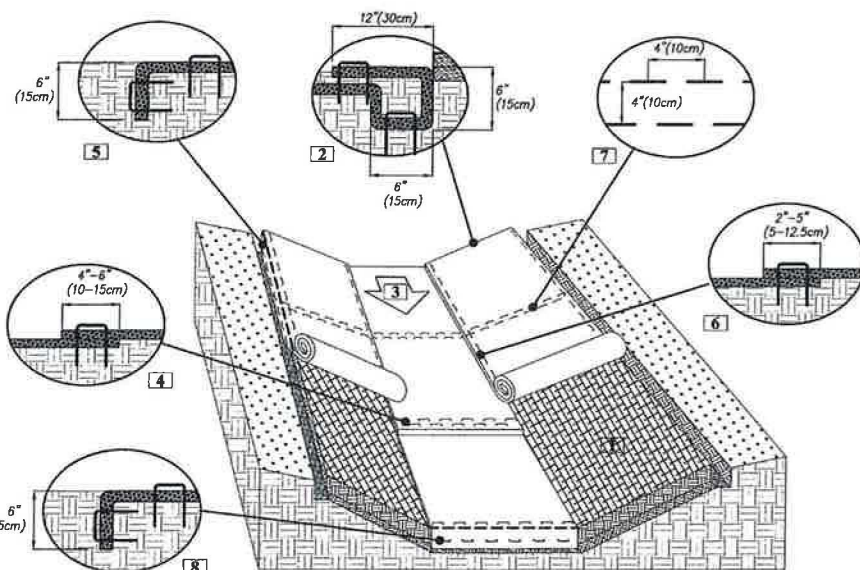
NOTES:
1. STONE SHALL BE 2"-3".
2. CONSTRUCT, MAINTAIN, AND REMOVE IN ACCORDANCE WITH THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.

7 TEMPORARY ROCK CHECK DAM
C1.01 N.T.S.



NOTES:
1. SILT FENCE SHALL BE PRE-ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. SILT FENCE SHALL HAVE AN APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE GEOTEXTILE FABRIC.
3. MULCH BERM CAN BE USED IN PLACE OF SILT FENCE.

8 TEMPORARY SILT FENCE
C1.01 N.T.S.



NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPs IN A 6"(15cm) DEEP X 6"(15cm) WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL CENTER RECPs IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE RECPs END-OVER-END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECPs.
5. FULL LENGTH EDGE OF RECPs AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN A 6"(15cm) DEEP X 6"(15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECPs MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5-12.5cm) (DEPENDING ON RECPs TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9-12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10cm) APART AND 4"(10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECPs MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6"(15cm) DEEP X 6"(15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
10. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

9 CHANNEL INSTALLATION
N.T.S.



RECEIVED

DEC 8 2014

TOWN OF FARRAGUT

REVISED PER TOWN OF FARRAGUT 12-08-14

Cannon & Cannon, Inc.
Consulting Engineers & Field Surveyors
8550 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-4355 • Fax: (865) 670-8866
www.cannon-cannon.com

CLIENT: BILL HODGES
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TN 37922
(865) 690-5340

PROJECT: DRAINAGE IMPROVEMENTS
PARCELS 1.00, 1.01, AND 1.02
OF CLT MAP 152
KNOXVILLE, TENNESSEE

SITE DETAILS

CCI PROJECT NO. 00892-0003
DATE: OCTOBER 28, 2014
P.L.C. RAB
DRAWN: ARG
CHECKED: [Signature]
C2.01
SHEET 3 OF 3

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

November 25, 2014

Mr. Bill Hodges
9724 Kingston Pike
Knoxville, TN 37922
Bill_hodges@comcast.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR DRAINAGE MODIFICATIONS ASSOCIATED WITH PARCELS 1.00, 1.01 AND 1.02, TAX MAP 152-C, SOUTHWEST CORNER OF KINGSTON PIKE AND CHAHO ROAD

Dear Mr. Hodges:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, December 8, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, December 2, at 10:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, December 8.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 1) Please number sheets 1 of..., 2 of...;
- 2) Concrete low flow channels and slopes steeper than 2.5:1 are not permitted. Please revise. Rip rapped drainageways are strongly discouraged (they are expensive, challenging to maintain, do not provide for adequate infiltration since they are lined, and are unsightly). Staff would recommend a bioswale with dissipation measures incorporated into the design. Please coordinate the landscaping with the planning division;
- 3) A plat will be needed once drainage and grading work approved by the Town is complete. This plat will provide for any modified easements and required right of way per the subdivision regulations;

- 4) Since this is a site plan associated with drainage improvements please remove reference to a proposed driveway. Only the construction entrance access should be shown on these plans since it is required in association with the drainage improvements. The construction entrance access is correct in the location proposed;
- 5) Please coordinate with the Town Attorney on how this proposal should be addressed as it relates to the stipulations provided for in the existing drainage easement as recorded in Deed Book 1771/Page 994;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

- 6) The grading plan indicates that the existing swale is to be filled. Please show proposed contours, which will show limits of construction. As property currently drains to the diagonal swale and to the northwest, how will the property drain once grading is complete?
- 7) Realignment of the drainage way is certainly reasonable, but it should be constructed with the intention of aiding infiltration during low flow times. The proposed concrete-lined low-flow bottom and 2:1 slopes are not allowed;
- 8) An erosion control letter of credit will be required prior to the issuance of a grading permit. The amount will be determined by the Town Engineer based on the finalized grading plan;
- 9) Construction of entrances at Kingston Pike and Chaho Road are premature at this time, as entrance permits are reviewed upon development of the site;
- 10) In the event the property owners wish to combine these three lots into one "more-developable" property, it should be noted that the single property would, from the Town's perspective, be allowed to retain the Kingston Pike address, regardless of access points.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl Smith, PE
Town Engineer

Pc: Jeff Beckett (jbeckett@cannon-cannon.com)

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the Farragut Apartments, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 32.31 Acres (GBS Engineering/Mark Bialik, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for site plan approval for a 252 unit apartment development on 32.31 acres to the north of the Holiday Inn Express on N. Campbell Station Road and was recently rezoned to the newly created Open Space Multi-Family Zoning District (R-6/OSMFR). As part of the R-6/OSMFR zoning district, a minimum of 50% of the overall land area shall be preserved in common open space. Based on the current plans, 16.62 acres or 52% of this site is being preserved as common open space.

DISCUSSION: The proposal within the packet is for a multi-family development consisting of nine (9) principal buildings and several accessory buildings, some of which are garages. The amenities area is located at the entrance of the property on N. Campbell Station Road. As additional amenities to the site, staff would recommend the applicant explore an internal walking path system or possibly an unimproved hiking trail loop in the common open space area which would connect to the pedestrian facilities on N. Campbell Station Road.

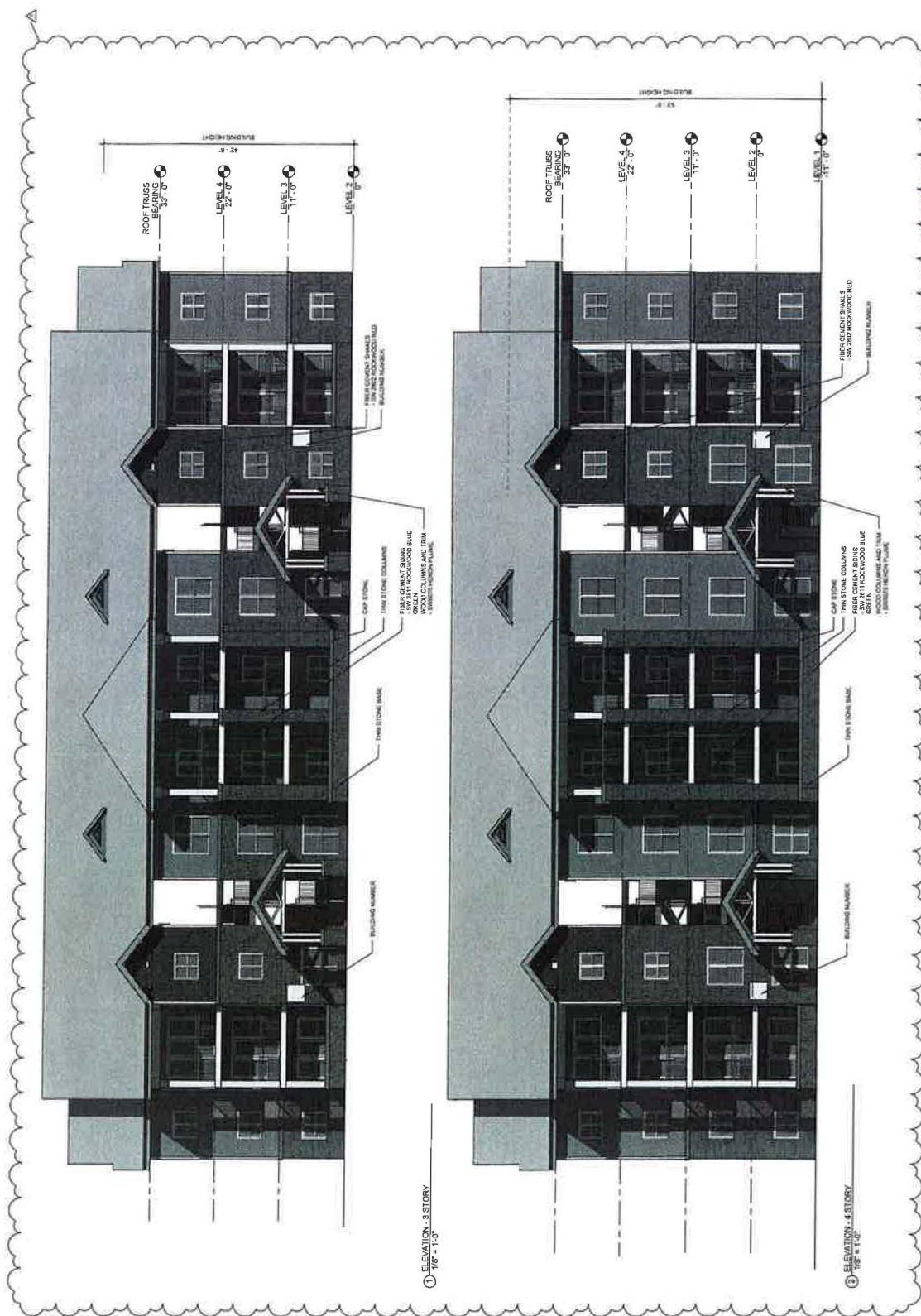
As you are aware, the property owner petitioned the Town to annex Parcel 108, Map 130 being approximately 1.6 acres, which adjoins the 30.71 acres currently within the Town. The Board of Mayor and Alderman unanimously approved the annexation ordinance on second reading at their December 11, 2014 meeting. Due to the incorporation of this lot into the Town and the fact that the parcel is part of the overall plan of development, a plat will be needed from the applicant to consolidate the two parcels. The plat will also need to include the common open space area as its own recorded lot of record and any applicable easements.

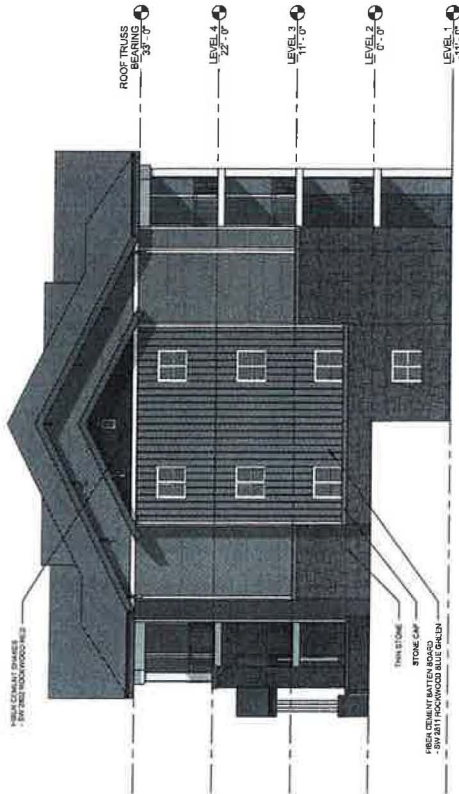
There is a concern regarding the very steep areas where stormwater detention and other grade work are proposed, which was also discussed at the November 20th planning commission meeting. The staff would recommend using the parking lot with bioswales in the islands, more frequent and linear shaped detention areas and rain gardens, and some sections of permeable pavers for storage with the basic idea of dispersing runoff to numerous locations so as to avoid construction of large detention basins.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted for staff review.

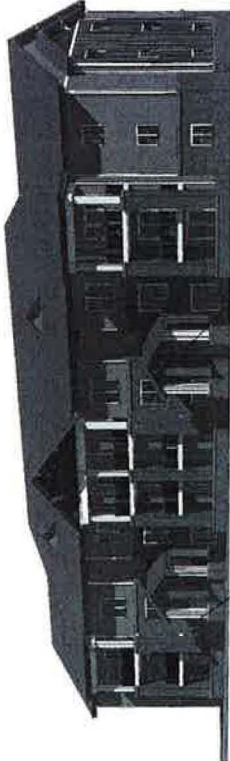
RECOMMENDATION: The staff will review the revised site plan and make a recommendation at the meeting.

▽(SHEET 1 OF 29)





① ELEVATION SIDE
1/8" = 1'-0"



Russell
791-100/BLK

- Specifications**
- 100' - 100' BLK
 - Black Powder Coating
 - Weather - 1/2" Dia. Steel Bolt
 - Collection, NY
- Options**
- Lighting Option, NY
 - Single Box
- Directions**
- Mount - 1'
 - Distance - 0'
 - Elevation - 5'



PROPOSED SIGN LIGHTING

FEISS

EXL312294C - 14 Light Outdoor Luminaire



- Dimensions:**
- Height: 30"
 - Width: 24.5"
 - Depth: 11.5"
 - Weight: 11.5 lbs
 - Material: Aluminum
 - Finish: Powder Coat
 - Color: Black
 - Light Source: LED
 - Warranty: 5 Years
- Model List:**
- 1. 14 Light Outdoor Luminaire
 - 2. 14 Light Outdoor Luminaire
 - 3. 14 Light Outdoor Luminaire
 - 4. 14 Light Outdoor Luminaire
 - 5. 14 Light Outdoor Luminaire
 - 6. 14 Light Outdoor Luminaire
 - 7. 14 Light Outdoor Luminaire
 - 8. 14 Light Outdoor Luminaire
 - 9. 14 Light Outdoor Luminaire
 - 10. 14 Light Outdoor Luminaire

Call us now: 800-451-7786
Email: info@feiss.com

Shipping Information:

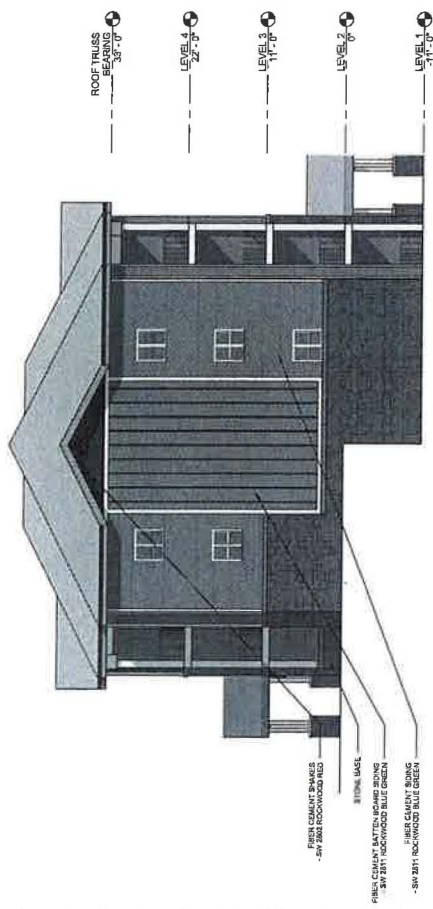
Item	Quantity	Weight	Volume	Dimensions	Notes
14 Light Outdoor Luminaire	1	11.5 lbs	0.15 cu ft	30" x 24.5" x 11.5"	
14 Light Outdoor Luminaire	1	11.5 lbs	0.15 cu ft	30" x 24.5" x 11.5"	
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14 Light Outdoor Luminaire	1	11.5 lbs	0.15 cu ft	30" x 24.5" x 11.5"	
14 Light Outdoor Luminaire	1	11.5 lbs	0.15 cu ft	30" x 24.5" x 11.5"	



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THANK YOU FOR YOUR BUSINESS



① ELEVATION - SIDE
1/8" = 1'-0"

REISS
1811 17th

OUTDOOR LIGHTING: 14-1/2" Outdoor Lights



Dimensions:
Width: 11 1/2"
Height: 37"
Depth: 11 1/2"
Weight: 7.00 lbs.
Material: 1/2" Aluminum
Finish: 1/2" Aluminum
Address: 1811 17th
1 Body: Steel Case - Dark Chocolate
Rating: Listing
UL Listed for Wet Locations
Instructional Manual
Score: 100/100

Russell
791-100/BLK

Specifications



Item: 791-100/BLK
Material: 1/2" Aluminum
Finish: 1/2" Aluminum
Address: 1811 17th
1 Body: Steel Case - Dark Chocolate
Rating: Listing
UL Listed for Wet Locations
Instructional Manual
Score: 100/100

Shipping Information									
Part	Quantity	Unit Price	Material	Weight	Volume	Length	Width	Height	Notes
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75
791-100/BLK	1	11.75	11.75	7.00	11.75	11.75	11.75	11.75	11.75

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TOWN OF FARRAGUT

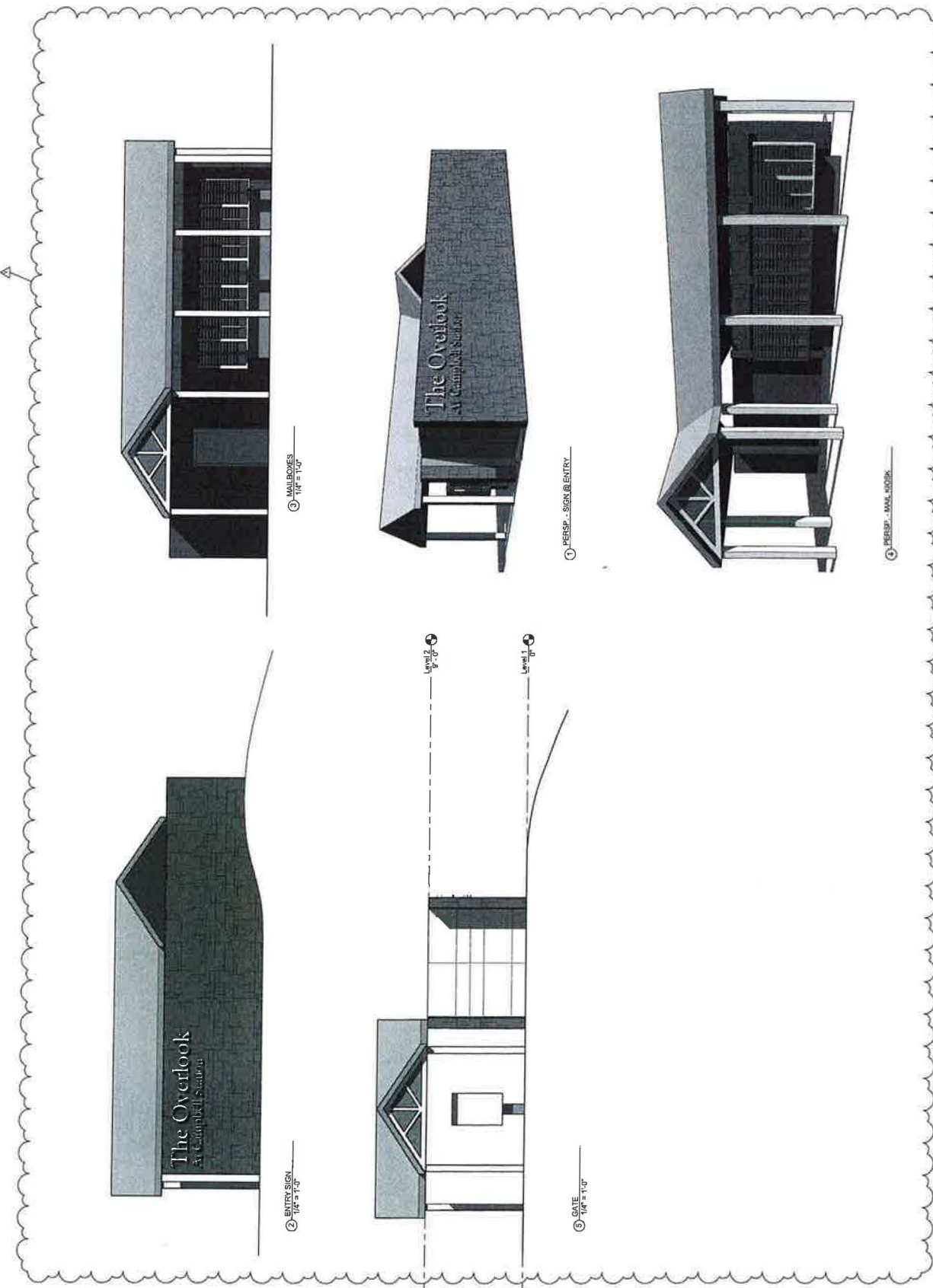
Exercises



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DESIGN

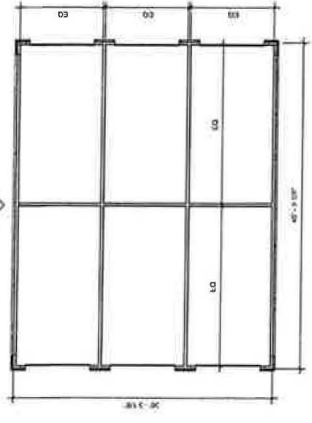
TOWN OF FARRAGUT



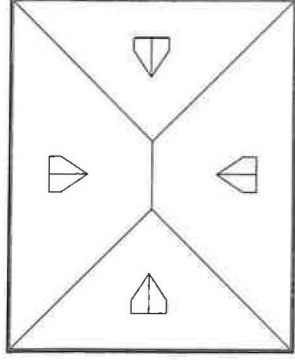
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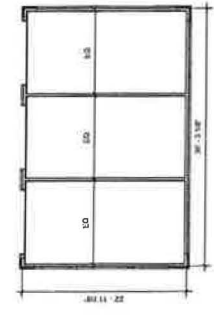
TOWN OF FARRAGUT



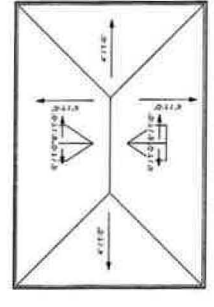
① PLAN - FIVE CAR GARAGE
1/8" = 1'-0"



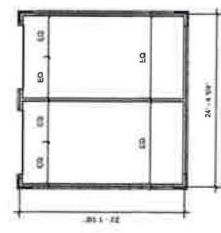
② Roof Plan - Five Car Garage
1/8" = 1'-0"



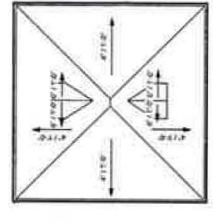
② PLAN - THREE CAR GARAGE
1/8" = 1'-0"



③ Roof Plan - Three Car Garage
1/8" = 1'-0"



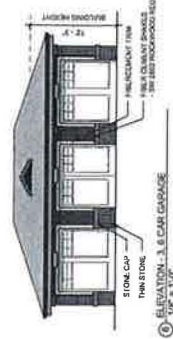
③ PLAN - TWO CAR GARAGE
1/8" = 1'-0"



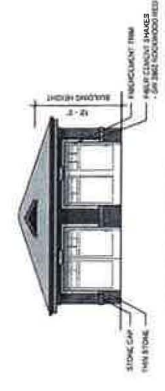
④ Roof Plan - Two Car Garage
1/8" = 1'-0"



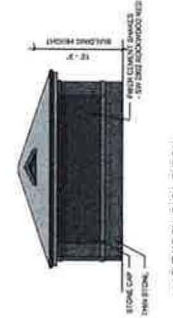
④ ELEVATION - FIVE CAR GARAGE
1/8" = 1'-0"



⑤ ELEVATION - 3 & 5 CAR GARAGE
1/8" = 1'-0"



⑥ ELEVATION - TWO CAR GARAGE
1/8" = 1'-0"

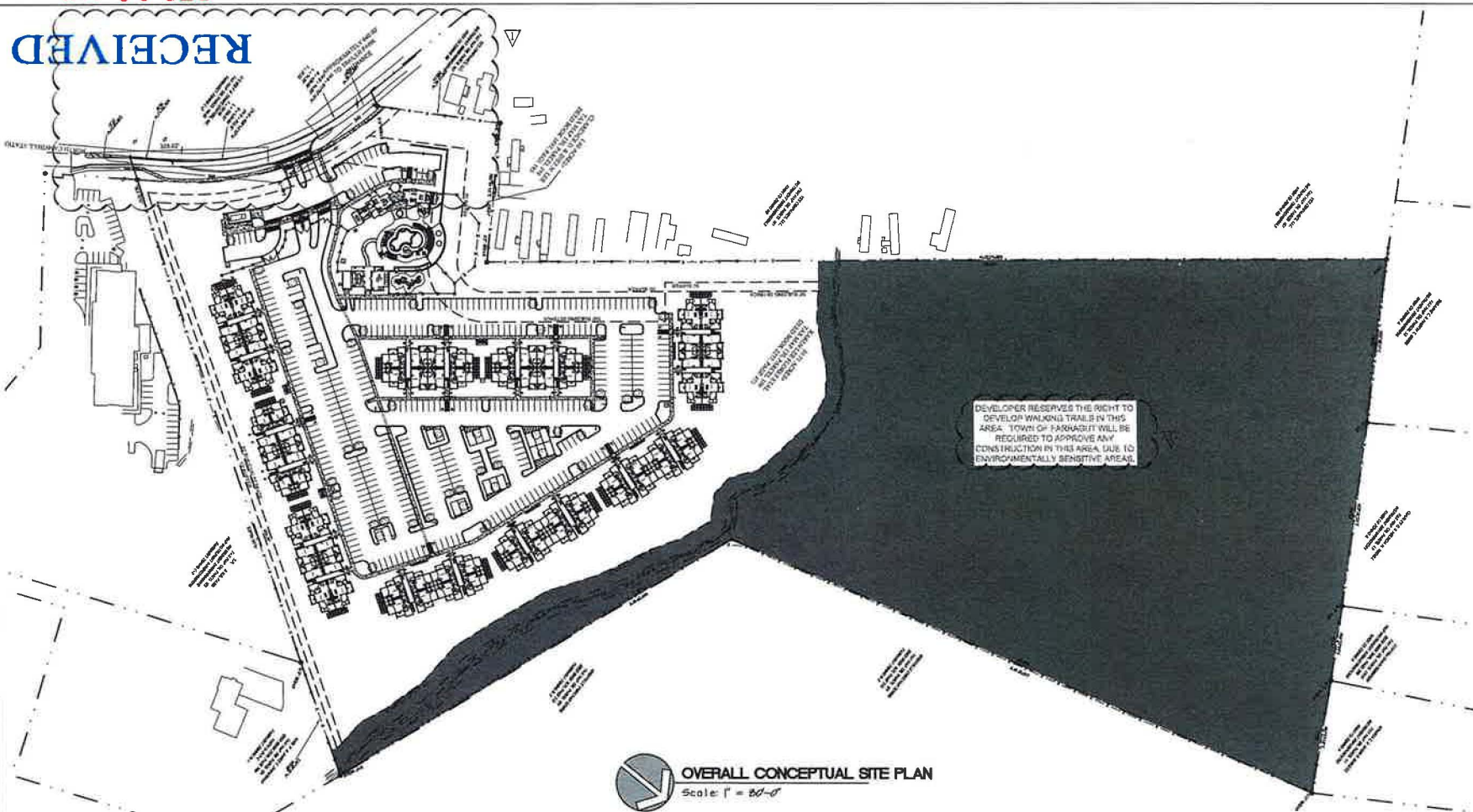


⑦ ELEVATION - BACK - TYPICAL
1/8" = 1'-0"



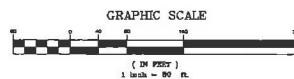
DEC 08 2014

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OVERALL CONCEPTUAL SITE PLAN

Scale: 1" = 80'-0"

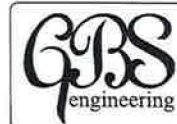


PARKING BREAKDOWN:

MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 252 UNITS x 1.75 = 441 SPACES
 TOTAL PARKING SHOWN = 454 SPACES
 WITH 24 OF THE SPACES BEING GARAGE UNITS

PRESERVED AREA BREAKDOWN:

PROTECTED AREA = 723,996 SF = 16.62 ACRES
 TOTAL AREA = 1,391,366 SF = 31.94 ACRES
 16.62 / 31.94 = 52%



1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revision per Town of Farragut Comments	MAB	12/05/2014
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TITLE: OVERALL SITE PLAN
 LOCATION: 820 N CAMPBELL STATION ROAD
 FARRAGUT, TENNESSEE 37932
 CLT Map 130, Parcel Nos. 108 & 109
 Owner: CG FARRAGUT, LLC

DRAWN BY: -
 CHECKED BY: -
 FILE NAME: 2086 - C1.0
 JOB NUMBER: 2086
 ISSUE DATE: 11/14/2014

SHEET NO:

C1

SHEET 18 OF 29



TOWN OF FARRAGUT

The Owner is responsible for the installation and maintenance of construction pollution prevention controls throughout the life of the project.

SYMBOL LEGEND

- (P) Inlet Protection
- (E) Temporary Construction Entrance
- (S) Silt Fence (Wire Supported)
- (R) Outlet Protection (Riprap) (500 = 6')
- (L) Level Spreader

STORM WATER POLLUTION PREVENTION AND EROSION CONTROL NOTES

The site is located at 820 N Campbell Station Road. The site is in Farragut, Tennessee. The latitude is 35°54'11" North and longitude is 84°10'23" West.

Construction activities for this project include the normal activities associated with the construction of a apartment complex, such as demolition, grading, paving, utilities, etc. The project will be under construction for approximately 18 months. The total acreage of the site is 20.31 acres, more or less. The area of site disturbance will be approximately 12.5 acres.

The existing site to be developed is currently a residential property. The existing drainage pattern for the site flows south towards N Campbell Station Road and towards the southeast stream which runs through the property. The existing site is a 100-year flood plain. The site is located in the 100-year flood plain of the Tennessee River. The site is located in the 100-year flood plain of the Tennessee River. The site is located in the 100-year flood plain of the Tennessee River.

There are critical areas on the subject property. The unimproved intermittent stream which appears to be a tributary of North Fork Turkey Creek and associated Aquatic Life Buffer as required by the Town of Farragut. The parcels to the North are residential lots, the parcels to the East is an existing school, the parcels to the South are commercial and office parcels and the parcels to the West are an existing trailer park and commercial properties.

The proposed site shall drain to directly to the unimproved tributary of North Fork Turkey Creek. Groundwater for the proposed site will be pavement, buildings, turf grass and other landscaping materials. The post-development runoff coefficient of 0.95.

The drainage basin for this site is the North Fork Turkey Creek Drainage Basin.

A) Construction must be sequenced to minimize the exposure time of graded or disturbed areas.

B) Construction must be phased or staged for large projects. Areas of one phase must be stabilized before another phase can be initiated.

C) Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impacts and runoff.

D) Cleaning and grading must be held to the minimum necessary for grading and equipment operation. The sequence of construction shall be as follows:

1. Install all site fence and tree protection fencing prior to beginning clearing operations.

2. Clear and grub site.

3. Construct the proposed detention basins and use them as sediment basins.

4. Construct the required retaining walls.

5. All storm drains shall be protected with stone and block protection on all fence protection.

6. Install curb and gutter and asphalt pavement.

7. Once all earthmoving operations have been completed, all disturbed areas shall be stabilized with seeding or vegetation.

8. During construction, all of the erosion control measures shall be inspected twice every 7 days, with a minimum of 12 hours between inspections, or within 24 hours of the end of a storm of 1/2" or greater. During prolonged rainfall, daily checking and reporting will be necessary. The permittees shall maintain records of checks and reports. Inspections shall be documented and a record kept on-site. If any measures are in need of repair, those repairs shall be completed within 48 hours, if possible.

9. After this building is complete and prior to application for Certificate of Occupancy, all permittee plans shall be vacuum swept and recorded and any permit required to be replaced shall be replaced.

10. All surface water flowing toward the construction area shall be directed by using berms, channels, or sediment traps, as necessary.

11. All erosion measures must be properly installed and maintained in accordance with the manufacturer's specifications. Sediment should be removed from sediment traps, all berms and other sediment controls as necessary, and must be replaced when design capacity has been reached to 80%.

12. When construction activity and construction materials exposed to storm water shall be parked up prior to anticipated storm events (as forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (as preventing spills, daily pickup, etc.).

13. Preconstruction ground cover shall not be destroyed, removed or disturbed more than 10 calendar days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary ground cover is installed.

14. Erosion and sediment control measures must be installed prior to disturbance of existing ground cover. They must remain in place and functional throughout the construction period. Temporary measures may be removed at the beginning of the work day, but must be replaced at the end of the work day.

15. Storm water pumped from excavations and work areas must be held in settling basins or stored prior to discharge from site. Water must be discharged through a pipe or float channel so that the discharge does not cause erosion and/or sedimentation.

16. There shall be no discharge of storm water, oil or other material contained in the storm water discharge.

17. The storm water discharge must not cause an objectionable odor or contact in the receiving stream.

18. The storm water discharge must not be harmful to communities sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plants, fish, or birds and aquatic life in the receiving stream.

19. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. If sediment escapes the construction site, off-site remediation of sediments that have not reached a stream must be removed at a frequency sufficient to minimize off-site impacts.

20. Any disturbed area, including all stock piles, left exposed for a period greater than fifteen (15) days shall be stabilized with temporary seeding. Stabilization measures shall be initiated by the seventh day, or as soon as practical, after the temporary or permanent areas of construction activity. Temporary seeding, if required, shall consist of a rate of 150 lbs/acre of Fescue and 50 lbs/acre of Annual Ryegrass per acre. Other temporary cover may include soil, straw, mulch, or fabric mats.

21. Permanent soil stabilization with perennial vegetation shall be applied as soon as practicable after final grading.

22. Storm sewer system shall be installed as soon as possible during the construction process, and all runoff shall be directed to the drainage system. The contractor shall install and maintain all barriers around all drainage structures until all construction has been completed and the site has been stabilized.

23. Prior to storm sewer system installation, all runoff leaving the site shall be stored through all berms and flows prior to discharge off-site. Contractor shall be responsible for maintaining the equipment until the process of construction.

24. Upon completion of stabilization of the site, all berms and other temporary all barriers shall be removed or otherwise prevented from becoming a pollutant source for storm water discharges.

25. Additional erosion and sediment control measures, if necessary, shall be implemented as directed by Town of Farragut Engineer.

26. The following measures must be maintained on site:

a. Dates when construction activities temporarily or permanently cease on a portion of the site.

b. Dates when stabilization measures are initiated.

c. Dates of all inspections.

d. Dates of all precipitation.

e. Notice of Coverage (NOC) shall be visible posted on-site.

NOTE: THE CONTRACTOR SHALL DESIGNATE A PERSON ON-SITE RESPONSIBLE FOR INSPECTING EROSION PREVENTION AND SEDIMENT CONTROL STRUCTURES AND PRACTICES. WHEN SELECTED, THIS PERSON SHALL BE REQUIRED TO HAVE SUCCESSFULLY COMPLETED THE LEVEL ONE TDEC COURSE ON THE PRINCIPLES OF EROSION PREVENTION AND SEDIMENT CONTROL ON CONSTRUCTION SITES AND A COPY OF THE CERTIFICATE VERIFYING THEY HAVE COMPLETED THE COURSE SHALL BE DISPLAYED AT A PROMINENT LOCATION ON THE CONSTRUCTION SITE.

REVISION PER REVISION 1
SHEET 21 OF 29



GPS
engineering

1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
1	Revision per Town of Farragut Comments	MB	12/05/2014
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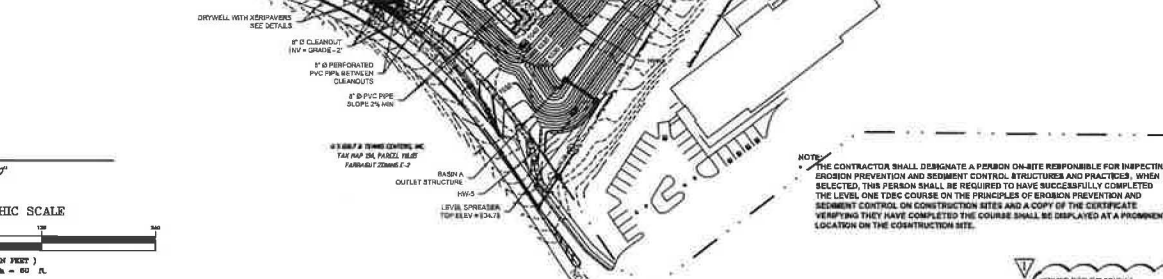
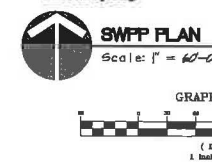
TITLE: SWPP PLAN - FINAL PHASE
LOCATION: 820 N CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37932
CLT Map 130, Parcel Nos 108 & 109

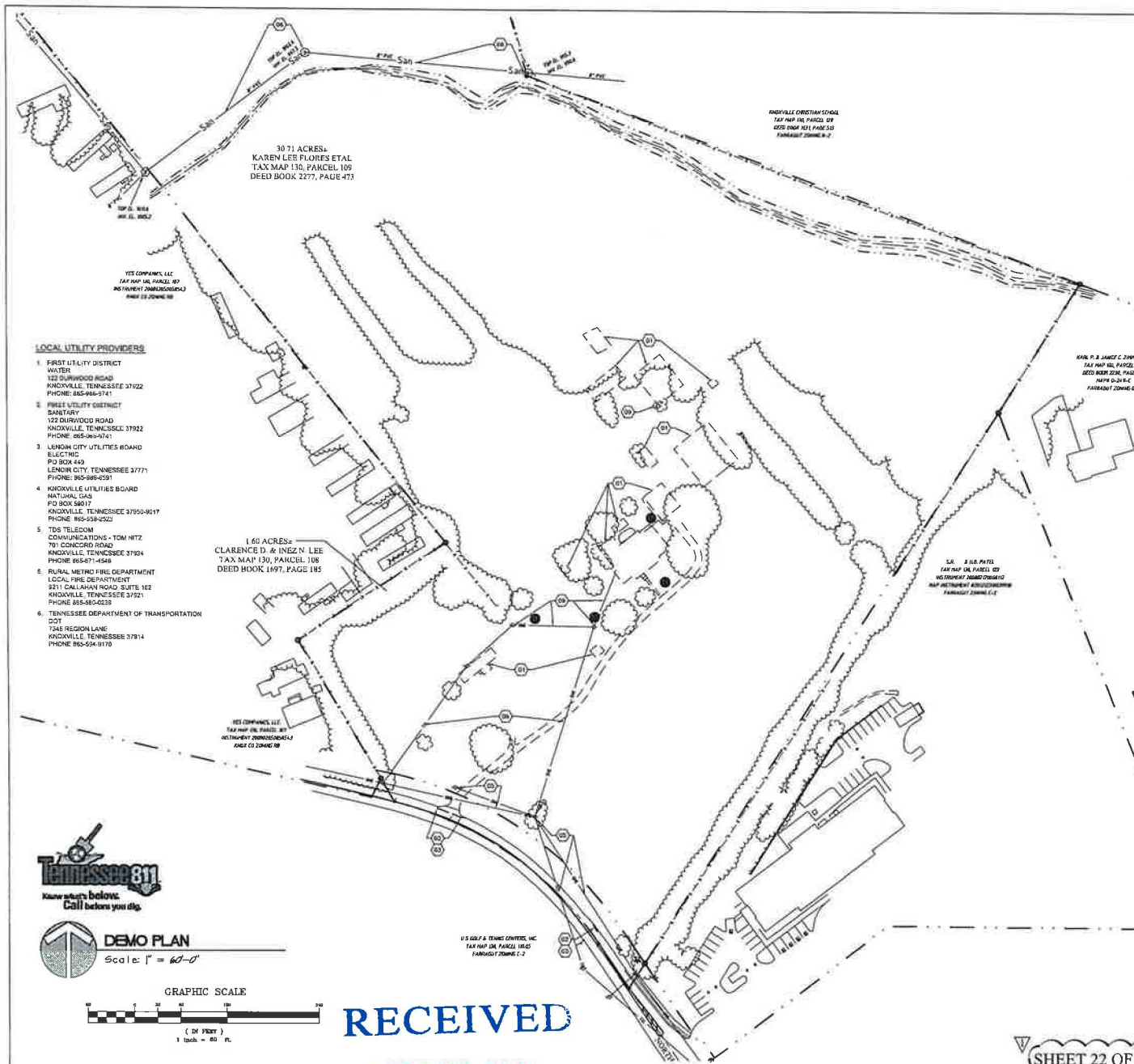
DRAWN BY: -
CHECKED BY: -
FILE NAME: 2086-C2.0
JOB NUMBER: 2086

SHEET NO:
C2.2

Owner: CG FARRAGUT, LLC

ISSUE DATE: 12/05/2014



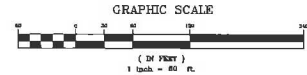


- DEMOLITION PLAN CONSTRUCTION NOTES**
- CONTRACTOR SHALL DEMO THE EXISTING BUILDINGS.
 - CONTRACTOR TO SAWCUT EXISTING PAVEMENT. NEW PAVEMENT AND CURBS SHALL MATCH EXISTING GRADES.
 - CONTRACTOR TO REMOVE EXISTING PAVEMENT AND CURBS.
 - CONTRACTOR TO PROTECT EXISTING WATER METER AND ALL ASSOCIATED LINES AT ALL TIMES.
 - EXISTING OVERHEAD ELECTRIC LINES TO REMAIN AND TO BE PROTECTED AT ALL TIMES.
 - CONTRACTOR TO PROTECT EXISTING SANITARY SEWER STRUCTURES AT ALL TIMES.
 - EXISTING UNDERGROUND TELEPHONE LINES TO BE PROTECTED AT ALL TIMES.
 - CONTRACTOR SHALL PROTECT EXISTING GAS SERVICE, VALVE AND METER AT ALL TIMES. COORDINATE WITH KNOXVILLE UTILITY BOARD FOR THE RE-USE AND ROUTING OF SERVICE TO NEW BUILDING.
 - CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY PURVISOR FOR THE REMOVAL OF EXISTING OVERHEAD UTILITY LINES AND POLES.

LOCAL UTILITY PROVIDERS

- FIRST UTILITY DISTRICT**
WATERS
122 SURREYWOOD AVENUE
KNOXVILLE, TENNESSEE 37922
PHONE: 865-966-5741
- WATER UTILITY DISTRICT**
SANITARY
122 SURREYWOOD AVENUE
KNOXVILLE, TENNESSEE 37922
PHONE: 865-966-5741
- LONDON CITY UTILITIES BOARD**
ELECTRIC
P.O. BOX 449
LONDON, TENNESSEE 37771
PHONE: 865-984-0591
- KNOXVILLE UTILITIES BOARD**
NATURAL GAS
P.O. BOX 38017
KNOXVILLE, TENNESSEE 37955-9017
PHONE: 865-558-2522
- TDS TELECOM**
COMMUNICATIONS - TON 1172
701 CONCORD ROAD
KNOXVILLE, TENNESSEE 37924
PHONE: 865-871-4548
- RURAL METRO FIRE DEPARTMENT**
LOCAL FIRE DEPARTMENT
8211 CALAHAN ROAD, SUITE 102
KNOXVILLE, TENNESSEE 37921
PHONE: 865-561-0219
- TENNESSEE DEPARTMENT OF TRANSPORTATION**
DOT
754E REGION LANE
KNOXVILLE, TENNESSEE 37914
PHONE: 865-504-0110

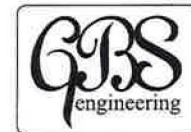
- Demolition Notes:**
- Prior to starting any demolition, the Contractor shall make sure all Utilities have been turned off and terminated with each of the Utility Purvisors.
 - Contractor shall coordinate with CG Farragut, LLC Construction Manager to make sure the buildings are available for demolition prior to start of demolition.
 - Contractor shall refer to Tree Preservation/Removal Plan for the limits of tree removal for this project.



RECEIVED

DEC 08 2014

TOWN OF FARRAGUT



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

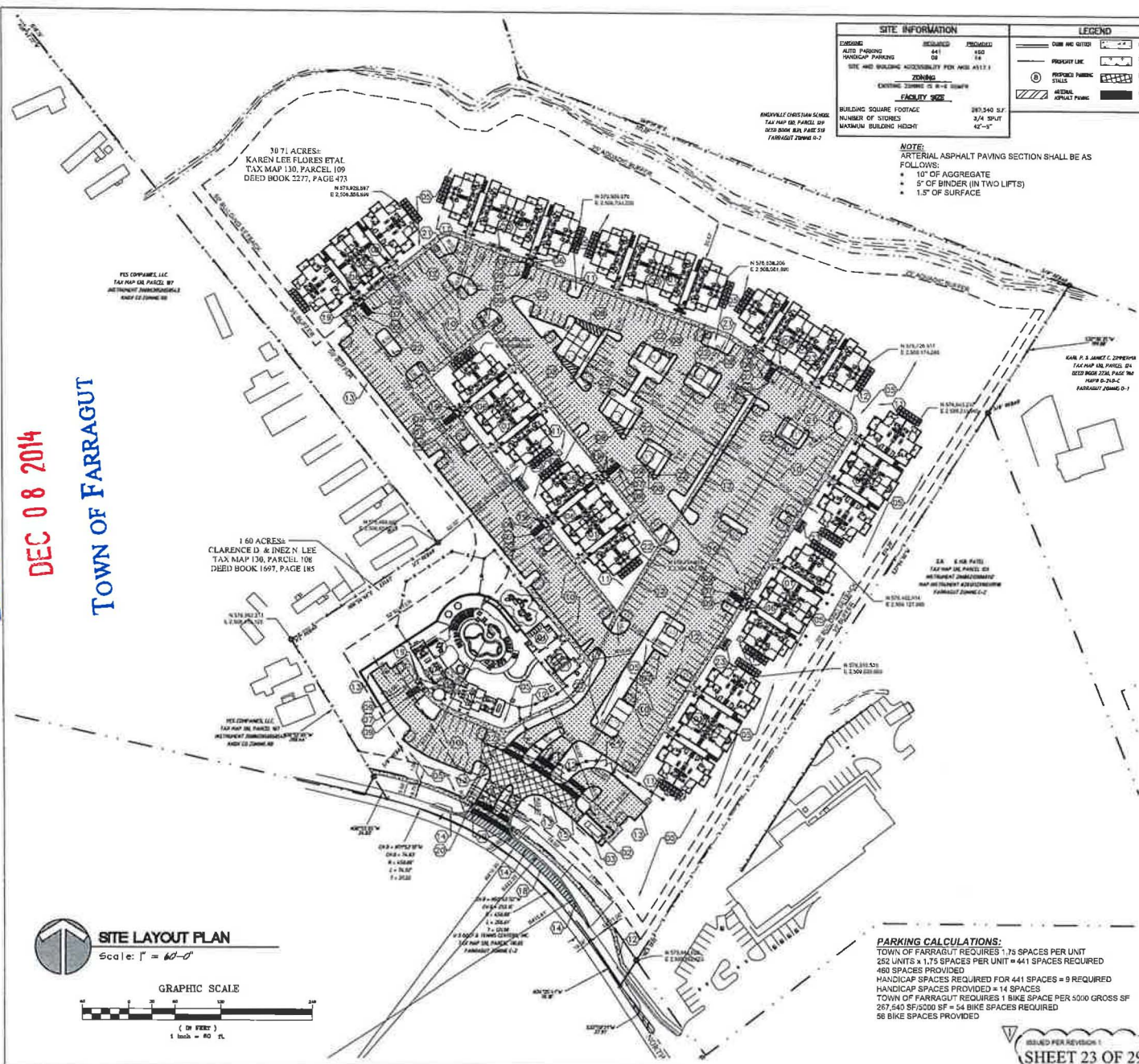


REV	DESCRIPTION	BY	DATE
1	Revision per Town of Farragut Comments	MAB	12/05/2014
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TITLE: DEMO PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos 108 & 109	CHECKED BY: -	
	FILE NAME: 2086 - C3 0	
	JOB NUMBER: 2086	
Owner: CG FARRAGUT, LLC	ISSUE DATE: 11/14/2014	

SHEET 22 OF 29

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TOWN OF FARRAGUT



SITE INFORMATION	
EXISTING ZONING: C-1	PROPOSED ZONING: C-1
BUILDING SQUARE FOOTAGE: 287,540 S.F.	
NUMBER OF STORES: 3/4	
MAXIMUM BUILDING HEIGHT: 42'-0"	

LEGEND	
CONCRETE CURB AND GUTTER	CONCRETE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE

NOTE:
ARTERIAL ASPHALT PAVING SECTION SHALL BE AS FOLLOWS:
• 10" OF AGGREGATE
• 5" OF BINDER (IN TWO LIFTS)
• 1.5" OF SURFACE

CONSTRUCTION NOTES

- NEW APARTMENTS AND ACCESSORY BUILDING (SEE ARCHITECTURAL DRAWINGS) INSTALLED BY CONTRACTOR.
- MIL-COMPACTOR FACILITY. SEE ARCH DRAWING A112 & A113 FOR DETAILS. REINFORCED CONCRETE PAD, FURNISHED AND INSTALLED BY CONTRACTOR.
- COMPACTOR, FURNISHED AND INSTALLED BY TRASH COLLECTOR.
- 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DwgS FOR SPEC).
- LANDSCAPE AREA INSTALLED BY CONTRACTOR.
- "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
- TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 18' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
- TRAFFIC STRIPING 12" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 38' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
- PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
- TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE, FURNISHED AND INSTALLED BY CONTRACTOR.
- 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR.
- 4" REINFORCED CONCRETE SIDEWALK. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
- CONCRETE CURB AND GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
- TOTOT CONCRETE 6-30 CURB & GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
- CONCRETE PAVEMENT SECTION, FURNISHED AND INSTALLED BY CONTRACTOR.
- STANDARD DUTY ASPHALT PAVEMENT SECTION, FURNISHED AND INSTALLED BY CONTRACTOR.
- HEAVY DUTY ASPHALT PAVEMENT SECTION, FURNISHED AND INSTALLED BY CONTRACTOR.
- ARTERIAL ASPHALT PAVEMENT SECTION, FURNISHED AND INSTALLED BY CONTRACTOR.
- HANDICAP HAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
- NEW STOP SIGN (30" x 30") PER TOWN OF FARRAGUT STANDARDS, FURNISHED AND INSTALLED BY CONTRACTOR.
- CONCRETE CURB CUT, FURNISHED AND INSTALLED BY CONTRACTOR. SEE DETAILS FOR TYPICAL SECTION.
- NEW STOP SIGN (24" x 24"), PER TOWN OF FARRAGUT REQUIREMENTS, FURNISHED AND INSTALLED BY CONTRACTOR.
- NEW BICYCLE RACK(S). SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL.
- SECONDARY POINT OF ACCESS FOR FIRE DEPARTMENT, GRASS PAVERS AND GATES PROVIDED AND INSTALLED BY CONTRACTOR. GATE TO BE LOCKED AND ONLY PROVIDED TO FIRE DEPARTMENT.

GENERAL PAVING NOTES

- ALL MANHOLES MUST BE SET 2" HIGHER THAN PAVING TO PROVIDE A CROWN IN A 24" DIA. AREA AROUND EACH MANHOLE.
- SUB-BASE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.
- STONE BASE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.
- PRIOR TO INSTALLING BITUMINOUS PAVING CONTRACTOR IS TO PROOF-ROLL SUBBASE USING HEAVY PNEUMATIC-TIRED ROLLERS TO LOCATE AREAS THAT ARE UNSTABLE OR THAT REQUIRE FURTHER COMPACTION. NOTIFY CONSTRUCTION MANAGER IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING INSTALLATION UNTIL THESE CONDITIONS HAVE BEEN SATISFACTORY. IF CORRECTED.
- CONCRETE COLLAR IS REQUIRED FOR ALL STRUCTURES IN PAVEMENT - SEE DETAIL.
- SEAL COAT TO CONFORM TO APWA SPECIFICATIONS FOR A SAND SEAL WITH 15 LBS OF #8-4200 AGGREGATE AND 0.15 GALLONS OF ASPHALT PER SQUARE YARD OF FINISHED AREA.

PARKING CALCULATIONS:
TOWN OF FARRAGUT REQUIRES 1.75 SPACES PER UNIT
252 UNITS x 1.75 SPACES PER UNIT = 441 SPACES REQUIRED
480 SPACES PROVIDED
HANDICAP SPACES REQUIRED FOR 441 SPACES = 9 REQUIRED
HANDICAP SPACES PROVIDED = 14 SPACES
TOWN OF FARRAGUT REQUIRES 1 BIKE SPACE PER 5000 GROSS SF
287,540 SF/5000 SF = 54 BIKE SPACES REQUIRED
56 BIKE SPACES PROVIDED

ISSUED PER REVISION 1
SHEET 23 OF 29



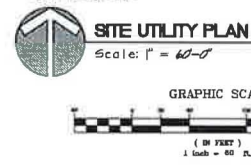
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



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1	Revision per Town of Farragut Comments	MAH	12/05/2014
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LOCAL UTILITY PROVIDERS

1. FIRST UTILITY DISTRICT
PUBWTR
122 DUNWOOD ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: 865-586-9111
2. FIRST UTILITY DISTRICT
SANITARY
122 DUNWOOD ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: 865-586-9111
3. LENOIR CITY UTILITIES BOARD
ELECTRIC
PO BOX 440
LENOIR CITY, TENNESSEE 37771
PHONE: 865-685-6591
4. KNOXVILLE UTILITIES BOARD
NATURAL GAS
PO BOX 59017
KNOXVILLE, TENNESSEE 37959-0617
PHONE: 865-585-5323
5. TDS TELECOM
COMMUNICATIONS - TCM INTZ
701 CONCORD ROAD
KNOXVILLE, TENNESSEE 37934
PHONE: 865-585-5323
6. RURAL MICHIO FIRE DEPARTMENT
LOCAL FIRE DEPARTMENT
801 CALLEMAN ROAD, SUITE 102
KNOXVILLE, TENNESSEE 37921
PHONE: 865-585-5323
7. TENNESSEE DEPARTMENT OF TRANSPORTATION
DOT
7315 REGION LANE
KNOXVILLE, TENNESSEE 37914
PHONE: 865-584-0170



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TOWN OF FARRAGUT

UTILITY PLAN CONSTRUCTION NOTES

1. CONTRACTOR TO CONNECT TO 8" PVC BUILDING SANITARY SEWER LINE (4' 0" MIN. BELOW FF)
2. CONTRACTOR TO CONNECT TO 8" CU WATER SERVICE LINE AT THE BUILDING.
3. CONTRACTOR TO CONNECT TO 8" DWP FIRE LINE AT THE BUILDING FOR SPRINKLER SYSTEM.
4. CONTRACTOR TO COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF A NEW 2" WATER METER. CONTRACTOR TO PAY ALL FEES.
5. CONTRACTOR TO PROVIDE AND INSTALL NEW 8" Ø PVC SANITARY SEWER MAIN PER PIPE SCHEDULE ON THIS SHEET (TO FIRST UTILITY DISTRICT SPECIFICATIONS) TO EXISTING SANITARY SEWER MAIN. CONTRACTOR TO FIELD VERIFY THE EXISTING INVERT OF THE EXISTING SANITARY SEWER AT EXISTING MANHOLE.
6. CONTRACTOR TO PROVIDE AND INSTALL 8" Ø PVC SANITARY SEWER SERVICE WITH THE APPROPRIATE CLEANOUTS TO THE FIRST UTILITY DISTRICT SPECIFICATIONS. MINIMUM SLOPE SHALL BE 1.00 %.

7. CONTRACTOR TO COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF A NEW 8" DIP FIRE WATER MAIN. ALL VALVES SHALL BE POST INDICATOR TYPE AND ELECTRONICALLY MONITORED. CONTRACTOR TO PAY ALL FEES.
8. CONTRACTOR SHALL PROVIDE AND INSTALL NEW 2" CU WATER SERVICE PER FIRST UTILITY DISTRICT REQUIREMENTS. CONTRACTOR COORDINATE WITH FIRST UTILITY AND PAY ALL FEES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL NEW 8" GATE VALVES TO FIRST UTILITY DISTRICT REQUIREMENTS.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW 8" DIP WATER MAIN TO FIRST UTILITY DISTRICT REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES.
11. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIRE HYDRANT TO FIRST UTILITY DISTRICT REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF 8" TAPPING SLEEVE AND VALVE. CONTRACTOR TO PAY ALL FEES.
13. LOCATION OF FIRE DEPARTMENT CONNECTION.
14. CONTRACTOR SHALL FURNISH AND INSTALL "NO PARKING FIRE LANE" STRIPING AS DETAILED.
15. CONTRACTOR SHALL FURNISH AND INSTALL 4" Ø BOLLARDS AT THE LOCATIONS SHOWN.
16. CONTRACTOR SHALL PROVIDE CONCRETE PAD AND COORDINATE WITH LUGS FOR THE INSTALLATION OF NEW TRANSFORMER.

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE	SIZE	DEPTH (FT)	LENGTH (FT)	INVERT	OUTLET	REMARKS
SSMH1	36"	10.00	10.00	10.00	10.00	NEW
SSMH2	36"	10.00	10.00	10.00	10.00	NEW
SSMH3	36"	10.00	10.00	10.00	10.00	NEW
SSMH4	36"	10.00	10.00	10.00	10.00	NEW
SSMH5	36"	10.00	10.00	10.00	10.00	NEW
SSMH6	36"	10.00	10.00	10.00	10.00	NEW
SSMH7	36"	10.00	10.00	10.00	10.00	NEW
SSMH8	36"	10.00	10.00	10.00	10.00	NEW
SSMH9	36"	10.00	10.00	10.00	10.00	NEW
SSMH10	36"	10.00	10.00	10.00	10.00	NEW
SSMH11	36"	10.00	10.00	10.00	10.00	NEW
SSMH12	36"	10.00	10.00	10.00	10.00	NEW
SSMH13	36"	10.00	10.00	10.00	10.00	NEW
SSMH14	36"	10.00	10.00	10.00	10.00	NEW
SSMH15	36"	10.00	10.00	10.00	10.00	NEW
SSMH16	36"	10.00	10.00	10.00	10.00	NEW
SSMH17	36"	10.00	10.00	10.00	10.00	NEW
SSMH18	36"	10.00	10.00	10.00	10.00	NEW
SSMH19	36"	10.00	10.00	10.00	10.00	NEW
SSMH20	36"	10.00	10.00	10.00	10.00	NEW
SSMH21	36"	10.00	10.00	10.00	10.00	NEW
SSMH22	36"	10.00	10.00	10.00	10.00	NEW
SSMH23	36"	10.00	10.00	10.00	10.00	NEW
SSMH24	36"	10.00	10.00	10.00	10.00	NEW
SSMH25	36"	10.00	10.00	10.00	10.00	NEW
SSMH26	36"	10.00	10.00	10.00	10.00	NEW
SSMH27	36"	10.00	10.00	10.00	10.00	NEW
SSMH28	36"	10.00	10.00	10.00	10.00	NEW
SSMH29	36"	10.00	10.00	10.00	10.00	NEW
SSMH30	36"	10.00	10.00	10.00	10.00	NEW
SSMH31	36"	10.00	10.00	10.00	10.00	NEW
SSMH32	36"	10.00	10.00	10.00	10.00	NEW
SSMH33	36"	10.00	10.00	10.00	10.00	NEW
SSMH34	36"	10.00	10.00	10.00	10.00	NEW
SSMH35	36"	10.00	10.00	10.00	10.00	NEW
SSMH36	36"	10.00	10.00	10.00	10.00	NEW
SSMH37	36"	10.00	10.00	10.00	10.00	NEW
SSMH38	36"	10.00	10.00	10.00	10.00	NEW
SSMH39	36"	10.00	10.00	10.00	10.00	NEW
SSMH40	36"	10.00	10.00	10.00	10.00	NEW
SSMH41	36"	10.00	10.00	10.00	10.00	NEW
SSMH42	36"	10.00	10.00	10.00	10.00	NEW
SSMH43	36"	10.00	10.00	10.00	10.00	NEW
SSMH44	36"	10.00	10.00	10.00	10.00	NEW
SSMH45	36"	10.00	10.00	10.00	10.00	NEW
SSMH46	36"	10.00	10.00	10.00	10.00	NEW
SSMH47	36"	10.00	10.00	10.00	10.00	NEW
SSMH48	36"	10.00	10.00	10.00	10.00	NEW
SSMH49	36"	10.00	10.00	10.00	10.00	NEW
SSMH50	36"	10.00	10.00	10.00	10.00	NEW
SSMH51	36"	10.00	10.00	10.00	10.00	NEW
SSMH52	36"	10.00	10.00	10.00	10.00	NEW
SSMH53	36"	10.00	10.00	10.00	10.00	NEW
SSMH54	36"	10.00	10.00	10.00	10.00	NEW
SSMH55	36"	10.00	10.00	10.00	10.00	NEW
SSMH56	36"	10.00	10.00	10.00	10.00	NEW
SSMH57	36"	10.00	10.00	10.00	10.00	NEW
SSMH58	36"	10.00	10.00	10.00	10.00	NEW
SSMH59	36"	10.00	10.00	10.00	10.00	NEW
SSMH60	36"	10.00	10.00	10.00	10.00	NEW
SSMH61	36"	10.00	10.00	10.00	10.00	NEW
SSMH62	36"	10.00	10.00	10.00	10.00	NEW
SSMH63	36"	10.00	10.00	10.00	10.00	NEW
SSMH64	36"	10.00	10.00	10.00	10.00	NEW
SSMH65	36"	10.00	10.00	10.00	10.00	NEW
SSMH66	36"	10.00	10.00	10.00	10.00	NEW
SSMH67	36"	10.00	10.00	10.00	10.00	NEW
SSMH68	36"	10.00	10.00	10.00	10.00	NEW
SSMH69	36"	10.00	10.00	10.00	10.00	NEW
SSMH70	36"	10.00	10.00	10.00	10.00	NEW
SSMH71	36"	10.00	10.00	10.00	10.00	NEW
SSMH72	36"	10.00	10.00	10.00	10.00	NEW
SSMH73	36"	10.00	10.00	10.00	10.00	NEW
SSMH74	36"	10.00	10.00	10.00	10.00	NEW
SSMH75	36"	10.00	10.00	10.00	10.00	NEW
SSMH76	36"	10.00	10.00	10.00	10.00	NEW
SSMH77	36"	10.00	10.00	10.00	10.00	NEW
SSMH78	36"	10.00	10.00	10.00	10.00	NEW
SSMH79	36"	10.00	10.00	10.00	10.00	NEW
SSMH80	36"	10.00	10.00	10.00	10.00	NEW
SSMH81	36"	10.00	10.00	10.00	10.00	NEW
SSMH82	36"	10.00	10.00	10.00	10.00	NEW
SSMH83	36"	10.00	10.00	10.00	10.00	NEW
SSMH84	36"	10.00	10.00	10.00	10.00	NEW
SSMH85	36"	10.00	10.00	10.00	10.00	NEW
SSMH86	36"	10.00	10.00	10.00	10.00	NEW
SSMH87	36"	10.00	10.00	10.00	10.00	NEW
SSMH88	36"	10.00	10.00	10.00	10.00	NEW
SSMH89	36"	10.00	10.00	10.00	10.00	NEW
SSMH90	36"	10.00	10.00	10.00	10.00	NEW
SSMH91	36"	10.00	10.00	10.00	10.00	NEW
SSMH92	36"	10.00	10.00	10.00	10.00	NEW
SSMH93	36"	10.00	10.00	10.00	10.00	NEW
SSMH94	36"	10.00	10.00	10.00	10.00	NEW
SSMH95	36"	10.00	10.00	10.00	10.00	NEW
SSMH96	36"	10.00	10.00	10.00	10.00	NEW
SSMH97	36"	10.00	10.00	10.00	10.00	NEW
SSMH98	36"	10.00	10.00	10.00	10.00	NEW
SSMH99	36"	10.00	10.00	10.00	10.00	NEW
SSMH100	36"	10.00	10.00	10.00	10.00	NEW

STORM SEWER PIPE SCHEDULE

PIPE	SIZE (IN)	LENGTH (FT)	SLOPE	UPPER INVERT	LOWER INVERT	REMARKS
SMWH1 to SMWH10	3	1.1	1.88 %	866.53		PVC
SMWH11 to SMWH12	3	1.37	5.71 %	861.61		PVC
SMWH13 to SMWH14	3	1.08	5.09 %	856.69		PVC
SMWH15 to SMWH16	3	1.24	4.28 %	851.63	851.67	PVC
SMWH17 to SMWH18	3	1.08	5.09 %	846.57		PVC
SMWH19 to SMWH20	3	1.24	6.26 %	841.51	841.63	PVC
SMWH21 to SMWH22	3	1.08	5.09 %	836.45		PVC
SMWH23 to SMWH24	3	1.24	6.26 %	831.39	831.49	PVC
SMWH25 to SMWH26	3	1.08	5.09 %	826.33		PVC
SMWH27 to SMWH28	3	1.24	6.26 %	821.27	821.37	PVC
SMWH29 to SMWH30	3	1.08	5.09 %	816.21		PVC
SMWH31 to SMWH32	3	1.24	6.26 %	811.15	811.25	PVC
SMWH33 to SMWH34	3	1.08	5.09 %	806.09		PVC
SMWH35 to SMWH36	3	1.24	6.26 %	801.03	801.13	PVC
SMWH37 to SMWH38	3	1.08	5.09 %	795.97		PVC
SMWH39 to SMWH40	3	1.24	6.26 %	790.91	791.01	PVC
SMWH41 to SMWH42	3	1.08	5.09 %	785.85		PVC
SMWH43 to SMWH44	3	1.24	6.26 %	780.79	780.89	PVC
SMWH45 to SMWH46	3	1.08	5.09 %	775.73		PVC
SMWH47 to SMWH48	3	1.24	6.26 %	770.67	770.77	PVC
SMWH49 to SMWH50	3	1.08	5.09 %	765.61		PVC
SMWH51 to SMWH52	3	1.24	6.26 %	760.55	760.65	PVC
SMWH53 to SMWH54	3	1.08	5.09 %	755.49		PVC
SMWH55 to SMWH56	3	1.24	6.26 %	750.43	750.53	PVC
SMWH57 to SMWH58	3	1.08	5.09 %	745.37		PVC
SMWH59 to SMWH60	3	1.24	6.26 %	740.31	740.41	PVC
SMWH61 to SMWH62	3	1.08	5.09 %	735.25		PVC
SMWH63 to SMWH64	3	1.24	6.26 %	730.19	730.29	PVC
SMWH65 to SMWH66	3	1.08	5.09 %	725.13		PVC
SMWH67 to SMWH68	3	1.24	6.26 %	720.07	720.17	PVC
SMWH69 to SMWH70	3	1.08	5.09 %	715.01		PVC
SMWH71 to SMWH72	3	1.24	6.26 %	709.95	710.05	PVC
SMWH73 to SMWH74	3	1.08	5.09 %	704.89		PVC
SMWH75 to SMWH76	3	1.24	6.26 %	699.83	700.00	PVC
SMWH77 to SMWH78	3	1.08	5.09 %	694.77		PVC
SMWH79 to SMWH80	3	1.24	6.26 %	689.71	689.88	PVC
SMWH81 to SMWH82	3	1.08	5.09 %	684.65		PVC
SMWH83 to SMWH84	3	1.24	6.26 %	679.59	679.76	PVC
SMWH85 to SMWH86	3	1.08	5.09 %	674.53		PVC
SMWH87 to SMWH88	3	1.24	6.26 %	669.47	669.64	PVC
SMWH89 to SMWH90	3	1.08	5.09 %	664.41		PVC
SMWH91 to SMWH92	3	1.24	6.26 %	659.35	659.52	PVC
SMWH93 to SMWH94	3	1.08	5.09 %	654.29		PVC
SMWH95 to SMWH96	3	1.24	6.26 %	649.23	649.40	PVC
SMWH97 to SMWH98	3	1.08	5.09 %	644.17		PVC
SMWH99 to SMWH100	3	1.24	6.26 %	639.11	639.28	PVC

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

November 26, 2014

Mr. Mark Bialik
GBS Engineering
1313 Kalmia Road
Knoxville, TN 37909
mark@gbs-eng.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP 130

Dear Mark,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, December 8, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, December 2, at 9:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, December 8.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)

- 1) Please provide the new project name on the drawings.
- 2) An additional, remotely located, fire apparatus access road is required in accordance with D106.2 of the 2012 International Fire Code.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org or Ashley Miller at Ashley.miller@townoffarragut.org)

- 3) Please include the property owner's telephone number on the cover sheet;
- 4) An approved landscape plan will be required prior to the issuance of a grading permit. This plan is a separate submittal and application;
- 5) Please revise the building materials for the proposed buildings. The ordinance requires a significant masonry element, which fiber cement siding does not meet this requirement. As defined in Webster's Dictionary, masonry is stonework or brickwork;

- 6) Please provide for addressing on the accessory buildings;
- 7) Please revise the interior and terminal islands so that they have at least a five (5) foot landscaped area from back of curb to back of curb or sidewalk edge. Islands where more than 15 parking spaces are in a row must be at least ten (10) feet in width from back of curb to back of curb;
- 8) Please revise the site plan to remove the retaining wall encroachment in the fifty (50) foot buffer area;
- 9) Please provide for a pedestrian connection to the dumpster and mailbox facility;
- 10) Please note that any future walking trails/pedestrian facilities within the open space shall be approved by the Town of Farragut prior to construction due to the area containing environmentally sensitive areas;
- 11) Please locate the bike racks on the site plan;
- 12) Please provide the location and screening detail for the HVAC systems;
- 13) Please add the aquatic buffer note to the plan;
- 14) Please be aware that the sign will require approval by the VRRB. Based on the rendering provided, it appears the entry sign exceeds the maximum allowable square footage of forty (40) square feet. Please omit all signage from the site plan submittal since signage is independent of the site plan;
- 15) Prior to construction, please submit the approved Aquatic Resource Alteration Permit (ARAP) for the sewer crossing within the intermittent stream;
- 16) Please continue to make adjustments that will lessen disturbance on the steepest slopes and accommodate stormwater to the greatest extent possible in the parking lot;
- 17) Please clarify where permeable pavers are proposed and include a detail for any other type of improved surfaces within the development;
- 18) Please note that ultimately a subdivision plat will be required for this property to combine Parcels 108 and 109 and plat the common open space (staff would recommend platting the common open space as its own recorded lot and referencing it as an exhibit in a covenant that runs with the land and that is also recorded at the Register of Deeds) and any applicable easements, etc.
- 19) Please coordinate with the Town Engineer the right of way to be dedicated based on the minor arterial roadway requirements in the subdivision regulations;
- 20) Please provide lighting plans and details for any building mounted, bollard or other outdoor site lighting to verify compliance with the Town's outdoor site lighting requirements;
- 21) Please include the distance from the proposed subdivision entrance to existing access points on the same street and which are located within the immediate vicinity of the proposed subdivision entrance;
- 22) Please note that accessory structures must be at least 100 feet from the property line that abuts property zoned residential (please clarify that the swimming pool is all that encroaches into the 100 setback and that it is permitted within this area since it is not considered an accessory structure);
- 23) Please verify that the turning movements are workable for the dumpster trucks;
- 24) Are you providing for a recycling dumpster?
- 25) Please provide details for the retaining walls and differentiate between the different types of walls proposed in different locations. These will need to be designed and verified by a structural engineer with expertise in this field;

- 26) Please re-visit the grade at the detention basin at N. Campbell Station. It appears to be exceeding 3:1;
- 27) Please provide more detail on grading that is proposed near the aquatic buffer;
- 28) All landscaping per the approved landscape plan will have to be installed and a 2-year landscape maintenance letter of credit provided prior to the issuance of any Certificate of Occupancy;
- 29) Please ensure that tree fencing is offset from the drip line of trees to be protected;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

- 30) Please submit Drainage Calculations;
- 31) Drainage is designed to allow large areas of parking lot and buildings (up to app. 2.5 acres) to drain overland, as opposed to being picked up in catch basins. Runoff appears to be directed through curb cuts into areas (bioswales?) that then drain to detention basins at northern side of the site. Staff suggests using additional catch basins, as these curb cuts will likely become a maintenance issue;
- 32) Approximately 1.9 acres of mostly impervious surface drains to the entrance onto Campbell Station Road, which is unacceptable. This is further complicated by the fact that Campbell Station Road is superelevated in the curve, directly in front of the entrance. The ditch along the north side of Campbell Station Road should be picked up in a pipe (with headwall), and directed accordingly;
- 33) Tapers and deceleration lane should be superelevated to match existing cross slopes, with consideration of transitions in cross slope per AASHTO;
- 34) Do all turning radii within the parking lot and entrance meet Rural Metro requirements?
- 35) Curb and gutter (TDOT 6-30) should extend the full length of the Campbell Station Road frontage;
- 36) Detention Basin in southeast corner of the development drains across slope onto neighboring parking lot. Can this point discharge be spread before leaving the property?
- 37) Large pipes extending from parking lot thru retaining wall on north side of site are very deep, from 28' to 35' in total depth. Manhole MH-20 is 30 feet deep. These pipes are relatively close to buildings, and extend through retaining walls. Staff suggests other options be considered (we can meet for discussion). Are all pipes Type III RCP? Very deep pipes may require heavier grade of pipe (please check). Also, pipes discharge at the top of slopes leading down into detention basins, which will likely create maintenance issues with erosion;
- 38) Provide retaining wall details;
- 39) Pipe CB-1 to HW-10 is on 37% grade. Above 20% grade, pipes should be anchored into trench. Please include details for pipe anchors;
- 40) Water and sewer are shown in detail, but electrical, telephone and cable lines should also be shown, including ties to buildings;
- 41) Curb and gutter detail for parking lot shows permeable pavers. Are these being used on the project?
- 42) Show details for paving schedule;
- 43) Submit irrevocable letter of credit for erosion control for \$107,000;

44) Submit Drainage Fee of \$8400;

Stormwater Division: (Contact Jason Scott at Jason.scott@townoffarragut.org)

45) Area of disturbance will require a Notice of Coverage from the State of Tennessee;

46) Plans note that the owner reserves the right to put paths/trails in the delineated open space/buffer. Any path/trail that enters into the aquatic buffer will need to be approved by the Town;

47) Permeable pavers are detailed in a plan note (#9) and detail but are not delineated on the plan. What proportion of the site is going to be completed with pavers vs traditional asphalt or concrete? Permeable pavers are a runoff reduction tool and a high level of runoff reduction could impact runoff calculations resulting in the shrinking or elimination of some detention facilities and storm sewer;

48) Raised islands with curbing are noted on the plans. Please consider substituting with bioswales with curb cuts allowing for runoff to enter the bioswale and infiltrate similar to what has been specified in other portions of the design. This could help reduce runoff and minimize the size requirements for detention.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl Smith, PE
Town Engineer

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcels 115.01 and part of 116.01, Tax Map 130 and Parcels 96 and 96.01, Tax Map 142 from R-2 and R-4 and Floodplain District to R-6 and Floodplain District (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)

INTRODUCTION AND BACKGROUND: This property is located on the north side of Grigsby Chapel Road between the Chapel Point Subdivision and the Westside Unitarian Universalist Church. TDK Development is requesting to rezone to R-6 the entire property that is zoned R-4, which is approximately 16.5 acres, and roughly 8.3 acres which is currently zoned R-2.

This request was discussed at a workshop session at last month's planning commission meeting. As part of their presentation, the applicant explained that they were requesting this rezoning in order to be able to construct an elderly housing development that will range from independent to assisted living. The R-6 Zoning District permits elderly housing but such housing is required to comply with the specific provisions that govern elderly housing in Chapter 4 of the zoning ordinance.

DISCUSSION: At last month's meeting, the traffic engineer that prepared a Traffic Impact Study based on the applicant's development concept indicated that if the project that was envisioned were developed it would generate less traffic impact than if the property were developed under current zoning. In past discussions with the planning commission related to text amendments to the R-6 Zoning District, the property in question was the subject of much discussion, particularly the traffic impact of a potential multi-family housing development. The applicant's decision to pursue an elderly housing development was largely the result of traffic related concerns expressed by residents.

The staff noted at last month's meeting that, although the applicant may have one specific use in mind for the property, once the property is rezoned someone could develop the property in any manner provided for in the R-6 Zoning District. Some commissioners discussed whether the uses could be restricted as part of a rezoning request. Town Attorney, Tom Hale, was asked to comment on this and he indicated that the commission and the board of mayor and aldermen could certainly condition a rezoning provided the applicant was in agreement and there was a reasonable objective (such as lessening traffic impacts) being promoted by the applied condition(s). He said that the commission and board could take this a step further and require a restrictive covenant that would be recorded and that would run with the land and that would further memorialize any restrictions placed on the rezoning.

A number of residents spoke after this and expressed concerns about the rezoning, ranging from traffic to changing the character of the area to increasing noise pollution from the interstate with the removal of tree cover on the subject property.

Conditioning a rezoning is apparently something that is fairly common but, to the staffs' knowledge, not something that has been applied in Farragut.

RECOMMENDATION: Staff has prepared Resolution PC-14-13 and Ordinance 14-20 for action by the board.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: \$308

APPLICANT NAME: TDK CONSTRUCTION COMPANY, INC. c/o ROSS BRADLEY
Address: 1610 S. CHURCH STREET, SUITE C City/State/Zip: MURFREESBORO, TN 37130
Phone Number: 615-796-4514 Fax Number: 615-895-2631
E-mail: rbradley@tdkconstruction.com

DESCRIPTION OF PROPERTY (Attach map of property): 25.5 Acres
Address: 718 FRETZ ROAD / GRIGSBY CHAPEL ROAD Size of Tract: ~~33.137 AC (TOTAL)~~
Lot(s)/Parcel(s) No.: 96, 96.01, 115.01, 116.01 Tax Map No. 130, 142

Previous Rezoning Applications: N/A

Change Requested:

From: FARR: R2, R4

To: FARR: R-6

Proposed Use of Property (Be specific): MULTI-FAMILY RESIDENTIAL DEVELOPMENT (10-UNIT CONDO)

Existing Land Use: VACANT (RESIDENTIAL ZONING)

SENIOR HOUSING DEVELOPMENT

ALL OWNERS OF PROPERTY INVOLVED MUST SIGN OR NAMES MUST BE LISTED:

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
ASHER, GAUDIANO, EDGEMAN	8874 KINGSTON PIKE, SUITE 200	MAP 130, PARCEL 115.01
DIVERSIFIED HOLDINGS, INC.	8874 KINGSTON PIKE, SUITE 200	MAP 130, PARCEL 116.01
DIVERSIFIED HOLDINGS, INC.	8874 KINGSTON PIKE, SUITE 200	MAP 142, PARCELS 96, 96.01

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

Schab D. Gaudiano President
APPLICANT SIGNATURE

10-14-14
DATE

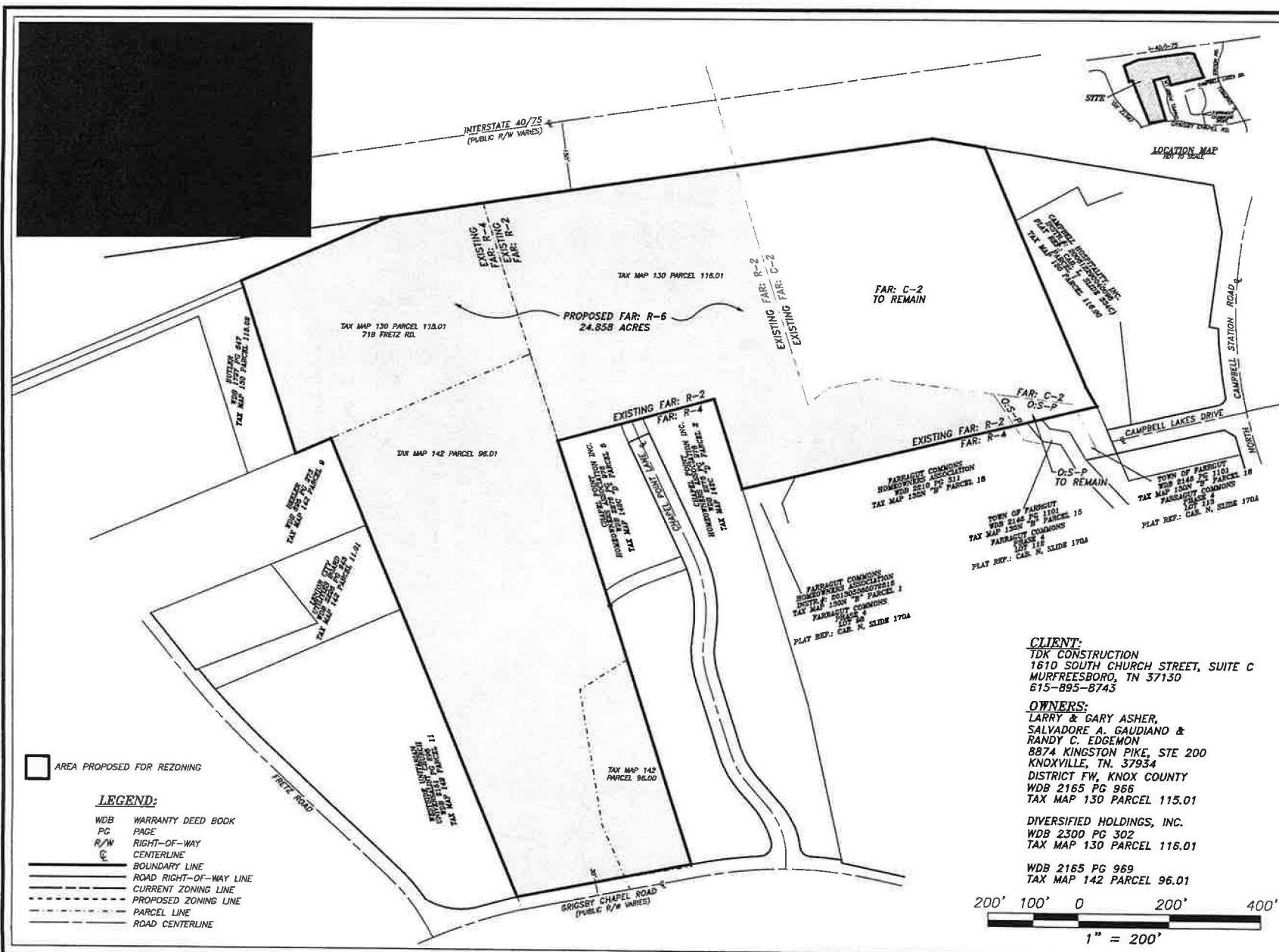
OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

Schab D. Gaudiano President
NAME (SIGNATURE)

10-14-14
DATE

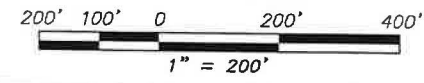
620 N Campbell Station Rd Knoxville, TN 37934 865-207-1941
Street Address/City/State/Zip Telephone Number



AREA PROPOSED FOR REZONING

LEGEND:

- WDB WARRANTY DEED BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- C CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- CURRENT ZONING LINE
- PROPOSED ZONING LINE
- PARCEL LINE
- ROAD CENTERLINE



CLIENT:
 TDK CONSTRUCTION
 1610 SOUTH CHURCH STREET, SUITE C
 MURFREESBORO, TN 37130
 615-895-8743

OWNERS:
 LARRY & GARY ASHER,
 SALVADORE A. GAUDIANO &
 RANDY C. EDMON
 8874 KINGSTON PIKE, STE 200
 KNOXVILLE, TN. 37934
 DISTRICT FW, KNOX COUNTY
 WDB 2165 PG 966
 TAX MAP 130 PARCEL 115.01

 DIVERSIFIED HOLDINGS, INC.
 WDB 2300 PG 302
 TAX MAP 130 PARCEL 116.01

 WDB 2165 PG 969
 TAX MAP 142 PARCEL 96.01

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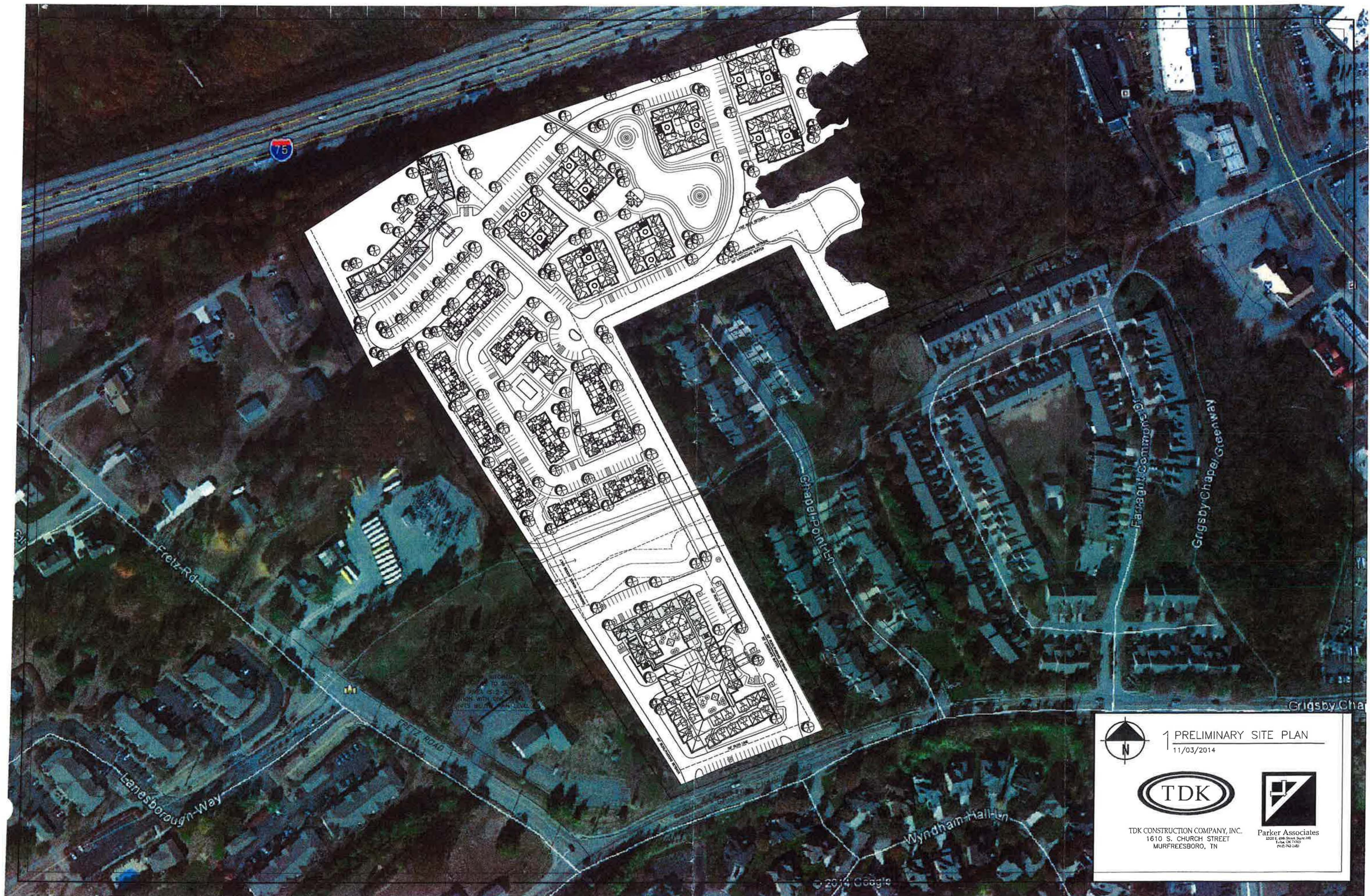
STERLING
 ENGINEERING, INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 CONSULTING
 LAND PLANNING
 1020 WILLIAM BLOUNT DRIVE
 MARYVILLE, TENNESSEE
 37802-8401
 PHONE: VOL-984-3905
 FAX: VOL-981-2815
 www.sterling.us.com

EXHIBIT OF PROPOSED REZONING

DIVERSIFIED HOLDINGS, INC.
PROPERTY

TDK CONSTRUCTION
 FARRAGUT, TN.

SHEET	EX
DESIGNED:	
DRAWN:	SDJ
CHECKED:	SDJ
DATE:	10/14/14
SCALE:	1" = 200'
DRAWING:	6028Rezoning-EX
PROJECT NO:	SEI#6028



1 PRELIMINARY SITE PLAN
11/03/2014



TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN



Parker Associates
2202 E. 49th Street Suite 200
Tulsa, OK 74112
(918) 742-2482

TRAFFIC IMPACT STUDY

GRIGSBY CHAPEL ROAD SENIOR LIVING FACILITY

FARRAGUT, TN

CCI PROJECT NO 01109-0002



PREPARED FOR
TDK Construction
1610 South Church Street,
Suite C
Murfreesboro, TN 37130

SUBMITTED BY

 **CANNON &
CANNON** INC
CONSULTING ENGINEERS
FIELD SURVEYORS

NOVEMBER 11,

2014

EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a senior living development that is proposed for construction off of Grigsby Chapel Road in the Town of Farragut. The actual site location is on the north side of Grigsby Chapel Road, approximately one-third mile west of Campbell Station Road. The development plan for this project proposes a two phase build out. The first phase will consist of 70 assisted living units and should open by 2016. The second phase will add 70 independent living cottages and 84 alzheimer/dementia units. The build-out date for this phase is estimated to be by 2020.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the project site. Of particular interest was the signalized intersection of N. Campbell Station Road with Grigsby Chapel Road, and the unsignalized intersections of Fretz Road with Grigsby Chapel Road and the two proposed site driveways. Appropriate intersection evaluations were conducted at these locations for existing and future conditions, both with and without traffic volumes generated from the proposed development. This was done in order to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses, corner sight distance reviews and others as appropriate.

The primary conclusion of this study is that the traffic generated from the proposed senior living development will not result in unacceptable levels-of-service at the study intersections. In fact, because this type of development does not produce a high concentration of trips during the traditional A.M. and P.M. peak traffic hours, this development would appear to be a very good use for this site given the high peak hour traffic volumes that exist in the area. For comparison purposes, trip generation was also performed for a full build-out of a development under the existing zoning. Such a build-out would result in higher trip generation volumes, with the especially critical exiting trips during the A.M. peak hour being significantly higher.

The following recommendations are considered appropriate to maximize the operations and safety of the study intersections:

1. The main site access road should be STOP controlled and should be located directly opposite the existing Wyndham Hall Lane. It may be constructed as a two lane roadway with a single outbound exiting lane, and it is also recommended that it be provided with a westbound right-turn deceleration lane to serve right-turn traffic entering the site. The existing center turn lane on Grigsby Chapel Road will be adequate to serve the eastbound left-turn movement.
2. A secondary site entrance should be constructed to the west of the main site access road. This entrance is recommended to be a right-in, right-out driveway, which is especially appropriate given that left-turn movements at this intersection will be blocked by the existing traffic calming island.
3. The vegetation on the traffic calming island, located to the west of the main site entrance road, should be carefully maintained to prevent blockage of the line of sight for drivers exiting the main site entrance looking west.
4. The traffic signal at the intersection of Campbell Station Road with Grigsby Chapel Road should have its timing periodically evaluated and adjusted as appropriate.

7.0 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed senior living development will not result in unacceptable levels-of-service at the study intersections. In fact, because this type of development does not produce a high concentration of trips during the traditional A.M. and P.M. peak traffic hours, this development would appear to be a very good use for this site given the high peak hour traffic volumes that exist in the area. For comparison purposes, trip generation was also performed for a full build-out of a development under the existing zoning. Such a build-out would result in higher trip generation volumes, with the especially critical exiting trips during the A.M. peak hour being significantly higher.

The following recommendations are considered appropriate to maximize the operations and safety of the study intersections:

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2. A secondary site entrance should be constructed to the west of the main site access road. This entrance is recommended to be a right-in, right-out driveway, which is especially appropriate given that left-turn movements at this intersection will be blocked by the existing traffic calming island.
3. The vegetation on the traffic calming island, located to the west of the main site entrance road, should be carefully maintained to prevent blockage of the line of sight for drivers exiting the main site entrance looking west.
4. The traffic signal at the intersection of Campbell Station Road with Grigsby Chapel Road should have its timing periodically evaluated and adjusted as appropriate.

RESOLUTION PC-14-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCELS 115.01 AND PART OF 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142, LOCATED ON THE NORTH SIDE OF GRIGSBY CHAPEL ROAD BETWEEN CHAPEL POINT SUBDIVISION AND WESTSIDE UNITARIAN UNIVERSALIST CHURCH, APPROXIMATELY 25.5 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL DISTRICT) AND R-4 (ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on December 18, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-20.

ADOPTED this 18th day of December, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 14-20
PREPARED BY: Shipley
REQUESTED BY: TDK Construction Company, Inc., c/o Ross Bradley
CERTIFIED BY FMPC: December 18, 2014
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcels 115.01 and part of 116.01, Tax Map 130 and Parcels 96 And 96.01, Tax Map 142, located on the north side of Grigsby Chapel Road between Chapel Point Subdivision and Westside Unitarian Universalist Church, approximately 25.5 acres, from R-2 (General Single-Family Residential District) and R-4 (Attached Single-Family Residential District) to R-6 (Multi-Family Residential District) - as shown on Exhibit A

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014,

with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Town of

Farragut

Ordinance 14-20
Exhibit A

Rezone
Parcels 115.01 and part of 116.01,
Tax Map 130 and Parcels 96 and 96.01,
Tax Map 142

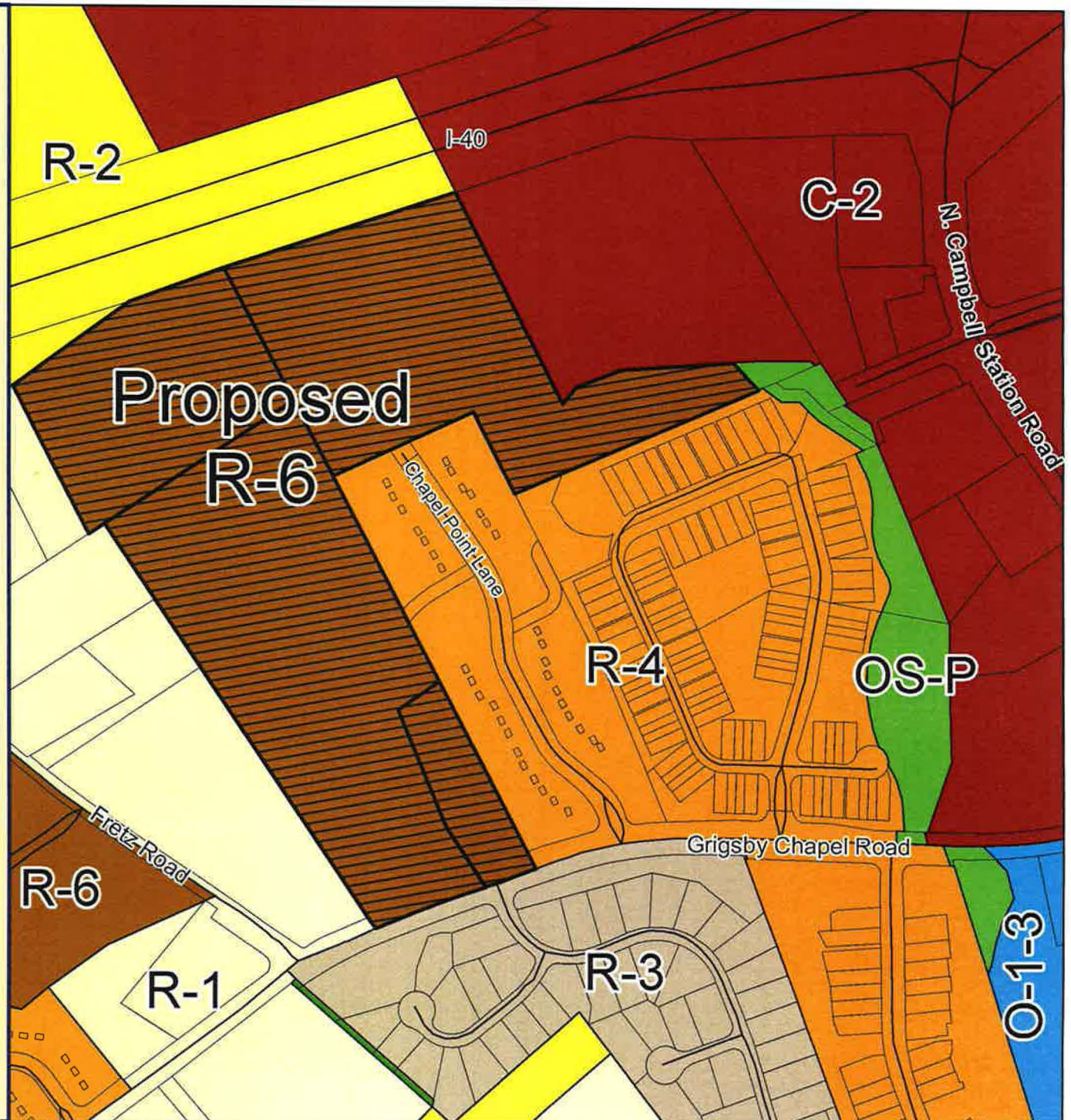
From R-2, General Single
Family Residential and
R-4, Attached Single-Family Residential
To
R-6, Multi-Family Residential

Legend

-  Rezoning Request
-  Streets
-  Parcels
-  B-1, Buffer
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-4, Attached Single-Family Residential
-  R-6, Multi-Family Residential
-  O-1-3, Office, Three Stories
-  C-2, Regional Commercial



1 in = 325 ft



MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 3., Section XXIII. Telecommunication Tower Overlay Zone (T)., C. 1., to limit the overlay in the Mixed Use Town Center area outlined in the Comprehensive Land Use Plan

INTRODUCTION: This item is related to the three agenda items in November, which would limit the location of telecommunication towers within the area identified on the future land use map in the Comprehensive Land Use Plan (CLUP) as a preferred location for a Mixed Use Town Center (MUTC).

DISCUSSION: Staff has identified other provisions within the zoning ordinance that should be revised to provide for consistent language related to the recent amendments to the General Commercial Zoning District (C-1) as it relates to the MUTC. Due to the limited geographic area and the goal of bringing about a downtown, staff felt that it was appropriate to limit the construction of telecommunications towers within the MUTC area as identified on the future land use map in the CLUP.

Ordinance 14-24 provides for a statement being added to Section XXIII.C.1., in which the Telecommunications Tower Overlay Zone would not be permitted within in properties within the MUTC area. This language will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown.

Included in the packet is the resolution and ordinance related to this amendment and a version of the amended language which illustrates where the proposed change has been made.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-17 which recommends approval of Ordinance 14-24.

RESOLUTION PC-14-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XXIII., TELECOMMUNICATIONS TOWER OVERLAY ZONE (T), SUBSECTION C.1., MINIMUM DEVELOPMENT REQUIREMENTS, TO LIMIT THE OVERLAY IN THE MIXED USE TOWN CENTER AREA OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on December 18, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-24.

ADOPTED this 18th day of December, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-24
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	December 18, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XXIII., TELECOMMUNICATIONS TOWER OVERLAY ZONE (T), SUBSECTION C.1., MINIMUM DEVELOPMENT REQUIREMENTS, TO LIMIT THE OVERLAY IN THE MIXED USE TOWN CENTER AREA OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXIII.C.1., Telecommunications Tower Overlay Zone (T), Minimum Development Requirements, of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXIII.C.1., Telecommunications Tower Overlay Zone (T), Minimum Development Requirements, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XXIII.C.1., Telecommunications Tower Overlay Zone (T), Minimum Development Requirements, is amended by inserting the following:

1. The overlay zone shall not be permitted in residentially zoned property or within the Mixed Use Town Center area as identified on the future land use map in the Comprehensive Land Use Plan.

SECTION 3.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XXIII. - Telecommunication tower overlay zone (T).

(proposed changes are shown in red)

C. *Minimum development requirements.*

1. The overlay zone shall not be permitted in residentially zoned property **or within the Mixed Use Town Center area as identified on the future land use map in the Comprehensive Land Use Plan.**
2. When the base use of a lot is non-residential, the tower and accessory structures may be the sole use of such lot or a secondary use to the uses and structures permitted within that base zone.
3. A tower shall have a minimum of one (1) user immediately after construction of the tower is completed.
4. New communication towers shall be constructed to accommodate a minimum of three (3) primary cellular/personal communication systems/antenna and must be made available for co-location to more than one (1) commercial communications company. In addition, the site size must be suitable to accommodate additional telecommunication equipment shelters, cabinets, or additions to existing structures. If a tower is less than fifty (50) in height, such co-location requirements may be waived.
5. To further encourage co-location, additional users and associated equipment, which do not add to the tower height, may be added without additional planning commission approval. However, building code regulations shall apply and all setback requirements shall be met.
6. Each applicant shall show that no suitable existing towers within the coverage area are available to the applicant and that no additional towers could be constructed on sites already zoned for towers. Adequate documentation shall include maps, letters from adjacent tower owners, or calculations.
7. A site plan, per the requirements of Chapter 4 of this ordinance, shall be submitted and approved prior to the issuance of a grading permit or building permit for a tower.
8. Towers shall not be lighted unless required by the Federal Aviation Administration (F.A.A.). Documentation from the F.A.A. which requires lighting shall be submitted with the site plan application.
9. A landscape plan, per the requirements of Chapter 4 of this ordinance, shall be submitted and approved prior to the issuance of a grading permit or building permit for a tower. The responsibility for long term maintenance of the required landscaping shall be specified on the landscape plan. In lieu of the landscaping requirements specified in Chapter 4 of this ordinance, the following landscaping requirements shall apply to towers:
 - a. Fences and/or other related equipment located at the base of the tower shall be screened by shrubs. Such shrubs shall be fast growing, shall be a minimum of four and one-half (4½) feet high at time of planting, and shall be capable of reaching a height of at least eight (8) feet at maturity;
 - b. One (1) shade tree, as defined in Chapter 4 of this ordinance, shall be planted for each fifteen (15) feet of tower height. Such trees shall be planted within the radius of the tower height from the base of the tower; and
 - c. Existing shade trees may be counted toward the tree planting requirement.
10. A certified survey shall be submitted which shall verify tower and antennae heights and setbacks for the tower, antennae, and all accessory structures.
11. All telecommunication towers and related equipment shall be removed when the facility has not been in service for more than six (6) months. The legal responsibility of such removal shall be specified on the site plan.

MEETING DATE: December 18, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XXVI., Planned Commercial Development District (PCD), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan

INTRODUCTION: This item is related to the three agenda items in November, which will incorporate language that permits uses within the Mixed Use Town Center (MUTC) area as identified on the future land use map in the Comprehensive Land Use Plan (CLUP) in the Planned Commercial Development Zoning District (PCD).

DISCUSSION: Ordinance 14-25 provides reference to the MUTC use and design provisions established by Ordinance 14-21 and to be codified in Chapter 3., Section XII.F., of the zoning ordinance. This language will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown. Additionally, within Chapter 3., Sections B.5 and D.2.a., of the PCD provisions, adopted plan names are reflected to be updated to provide for consistency.

Included in the packet is the resolution and ordinance related to this amendment and a version of the amended language which illustrates where the proposed change has been made in red.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-18 which recommends approval of Ordinance 14-25.

RESOLUTION PC-14-18

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on December 18, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-25.

ADOPTED this 18th day of December, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-25
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	December 18, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXVI. Planned Commercial Development District (PCD), of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXVI., Planned Commercial Development District (PCD), is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XXVI., Planned Commercial Development District (PCD), is amended by inserting the following:

- A. *General description.* The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial and office uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned commercial development projects. It is intended that the PCD district be established along streets having a designated

classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.

B. *Objectives.* The Planned Commercial Development District (PCD) shall have the following characteristics:

1. *Open space.* Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces.
2. *Sense of place.* Allow the design of commercial and office developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
3. *Protection of natural resources.* Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
4. *Efficient land use.* Encourage efficient use of land, street networks, utility locations, and parking.
5. *Compatibility and consistency.* Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update and Transportation Policy Plan, the Pedestrian Circulation Plan, and all other adopted plans and ordinances of the Town of Farragut.

C. *Minimum standards.*

1. *Land uses.*
 - a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the commercial and office districts shall be allowed within the PCD district. Where a property is zoned PCD and is shown to be within the area identified as Mixed Use Town Center (MUTC) on the Future Land Use Map the use shall be permitted and comply as established in Chapter 3, Section XII.F.;
 - b. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - c. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and
 - d. Traffic circulation shall not route traffic through adjacent residential areas.
2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
 - a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.

3. *Area regulations.*

a. *Front yard.*

- 1) If the street is classified as an arterial or a major collector on the Major Road Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code;
- 2) If the street is classified as a minor collector or a local street on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of thirty (30) feet, except as provided for elsewhere in this ordinance or the Municipal Code;
- 3) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of ten (10) feet. All other structures shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code; and
- 4) Driveway aisles, accessways, parking lots, and other vehicular ways shall be setback a minimum of twenty (20) feet from all public right-of-ways and a perimeter parkway shall be maintained.

b. *Peripheral side and rear property lines.* All buildings shall be set back a minimum of thirty-five (35) feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance of the Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.

c. *Buffer strips.*

- 1) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a local street on the Major Road Plan, is not constructed as part of the Development Plan, the property on the opposite side of the street is not part of the Development Plan, and the property on the opposite side of the street is zoned residential or agricultural;
- 2) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all peripheral side and rear property lines when the abutting property is zoned residential or agriculture;
- 3) Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
- 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

d. *Maximum lot coverage.* Total lot coverage for the entire development—seventy (70) percent.

e. *Land area.* Minimum development size of five (5) acres.

- f. *Minimum common open space.* A minimum of ten (10) percent of the gross land area of the development shall be reserved as common open space.
 4. *Common open space ownership regulations.* Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
 5. *Height regulations.*
 - a. No building shall exceed three (3) stories, or forty-two (42) feet in height, except as provided for elsewhere in this ordinance of the Municipal Code; and
 - b. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.
 6. *Street frontage.* All lots created as part of the development shall have a minimum of twenty-five (25) feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.
 7. *Parking.* Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
 8. *Landscaping.* As regulated in Chapter 4. Requirements shall apply to the total PCD development.
 9. *Outdoor site lighting.* As regulated in Chapter 4.
 10. *Signs.* As regulated in the Farragut Municipal Code. Requirements shall apply to the total PCD development.
 11. *Development controls.* As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
- D. *Application for rezoning to Planned Commercial Development District (PCD).* The application for rezoning to PCD shall include a Development Plan, which shall consist of three (3) primary components:
1. A survey of the total land area for consideration of rezoning.
 2. A written narrative statement describing the planned development shall include the following information:
 - a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update and Transportation Policy Plan, the Pedestrian Circulation Plan, and all other plans adopted by the town;
 - b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;

- 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase.
- c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards including, but not limited to density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and
 - g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, accessways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. *Concept master plan.* The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
 - a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance;
 - d. All environmentally sensitive areas including but not limited to floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features;
 - e. Sufficient information on the existing development within one hundred fifty (150) feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
 - f. General location of proposed buildings, including building uses;

- g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
- h. Location of existing and proposed public streets and access easements;
- i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
- j. Location of proposed off-street parking and loading facilities;
- k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
- l. Location of existing utilities;
- m. Proposed treatment of surface water runoff flow from and through the site;
- n. Specific locations and sizes of all areas to be reserved as common open space;
- o. Proposed landscaping plan;
- p. Proposed signage plan;
- q. Calculations of lot coverage for the total development; and
- r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. *Future modifications.*

1. *Revisions of plans after final approval.*

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff will not substantially affect the terms of the original approval, then the change will be defined as "minor". Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major". Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.

(1) *Minor Changes Defined.* Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include but are not limited to the following:

- (a) Adding or deleting parking spaces.
- (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.

- (c) An increase or decrease in floor space by no more than twenty-five (25) percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
 - (d) Re-occupancy of a building by a similar use permitted by the ordinance.
 - (e) Changes to building height/facade that do not add an additional floor.
 - (f) Additions or alterations to the landscape plan or landscape materials.
 - (g) Relocation or resizing of utility supply lines or service connections.
 - (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
 - (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces is unchanged.
- (2) *Major Modifications Defined.* Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include but are not limited to the following:
- (a) Request for a variance.
 - (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
 - (c) Increase in the overall density of the development.
 - (d) Introduction or deletion of curb cuts into a public roadway.
2. Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.
- a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
 - b. All requirements of the PCD district shall apply except for minimum lot area requirement.
- F. *Annual review.* To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.

SECTION 3.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XXVI. - Planned commercial development district (PCD).
(proposed modifications shown in red)

- A. *General description.* The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial and office uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned commercial development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.
- B. *Objectives.* The Planned Commercial Development District (PCD) shall have the following characteristics:
1. *Open space.* Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces.
 2. *Sense of place.* Allow the design of commercial and office developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
 3. *Protection of natural resources.* Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
 4. *Efficient land use.* Encourage efficient use of land, street networks, utility locations, and parking.
 5. *Compatibility and consistency.* Maintain compatibility with nearby development and consistency with the Farragut **Comprehensive** Land Use **Plan Update** and Transportation Policy Plan, the Pedestrian Circulation Plan, and all other adopted plans and ordinances of the Town of Farragut.
- C. *Minimum standards.*
1. *Land uses.*
 - a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the commercial and office districts shall be allowed within the PCD district. **Where a property is zoned PCD and is shown to be within the area identified as Mixed Use Town Center (MUTC) on the Future Land Use Map the use shall be permitted and comply as established in Chapter 3, Section XII.F.;**
 - b. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - c. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and

- d. Traffic circulation shall not route traffic through adjacent residential areas.
- 2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
 - a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.
- 3. *Area regulations.*
 - a. *Front yard.*
 - 1) If the street is classified as an arterial or a major collector on the Major Road Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code;
 - 2) If the street is classified as a minor collector or a local street on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of thirty (30) feet, except as provided for elsewhere in this ordinance or the Municipal Code;
 - 3) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of ten (10) feet. All other structures shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code; and
 - 4) Driveway aisles, accessways, parking lots, and other vehicular ways shall be setback a minimum of twenty (20) feet from all public right-of-ways and a perimeter parkway shall be maintained.
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 - c. *Buffer strips.*
 - 1) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a local street on the Major Road Plan, is not constructed as part of the Development Plan, the property on the opposite side of the street is not part of the Development Plan, and the property on the opposite side of the street is zoned residential or agricultural;
 - 2) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all peripheral side and rear property lines when the abutting property is zoned residential or agriculture;

- 3) Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
- 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- d. *Maximum lot coverage.* Total lot coverage for the entire development—seventy (70) percent.
- e. *Land area.* Minimum development size of five (5) acres.
- f. *Minimum common open space.* A minimum of ten (10) percent of the gross land area of the development shall be reserved as common open space.
4. *Common open space ownership regulations.* Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
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 - a. No building shall exceed three (3) stories, or forty-two (42) feet in height, except as provided for elsewhere in this ordinance of the Municipal Code; and
 - b. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.
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7. *Parking.* Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
8. *Landscaping.* As regulated in Chapter 4. Requirements shall apply to the total PCD development.
9. *Outdoor site lighting.* As regulated in Chapter 4.
10. *Signs.* As regulated in the Farragut Municipal Code. Requirements shall apply to the total PCD development.
11. *Development controls.* As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
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the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update and Transportation Policy Plan, the Pedestrian Circulation Plan, and all other plans adopted by the town;

- b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;
 - 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase.
 - c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards including, but not limited to density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and
 - g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, accessways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. *Concept master plan.* The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
- a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance;
 - d. All environmentally sensitive areas including but not limited to floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species

habitat, steep slopes, rock formations, other unique topographic features, and historic features;

- e. Sufficient information on the existing development within one hundred fifty (150) feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
- f. General location of proposed buildings, including building uses;
- g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
- h. Location of existing and proposed public streets and access easements;
- i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
- j. Location of proposed off-street parking and loading facilities;
- k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
- l. Location of existing utilities;
- m. Proposed treatment of surface water runoff flow from and through the site;
- n. Specific locations and sizes of all areas to be reserved as common open space;
- o. Proposed landscaping plan;
- p. Proposed signage plan;
- q. Calculations of lot coverage for the total development; and
- r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. *Future modifications.*

1. *Revisions of plans after final approval.*

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff will not substantially affect the terms of the original approval, then the change will be defined as "minor". Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major". Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.

- (1) *Minor Changes Defined.* Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include but are not limited to the following:
 - (a) Adding or deleting parking spaces.
 - (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.
 - (c) An increase or decrease in floor space by no more than twenty-five (25) percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
 - (d) Re-occupancy of a building by a similar use permitted by the ordinance.
 - (e) Changes to building height/facade that do not add an additional floor.
 - (f) Additions or alterations to the landscape plan or landscape materials.
 - (g) Relocation or resizing of utility supply lines or service connections.
 - (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
 - (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces is unchanged.
 - (2) *Major Modifications Defined.* Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include but are not limited to the following:
 - (a) Request for a variance.
 - (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
 - (c) Increase in the overall density of the development.
 - (d) Introduction or deletion of curb cuts into a public roadway.
2. Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.
 - a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
 - b. All requirements of the PCD district shall apply except for minimum lot area requirement.

- F. *Annual review.* To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.